



Official Plan for the Urban Areas Township of Champlain



TOWNSHIP OF CHAMPLAIN
BY-LAW NO. 2012-85

WHEREAS Section 26.(1) of the *Planning Act R.S.O. 1990, Ch. P.13*, as amended, requires the Council of the Corporation that adopted an Official Plan to, not less frequently than every five years, after the plan comes into effect, review and revise the Official Plan;

AND WHEREAS Section 17(22) of the *Planning Act R.S.O. Ch. P.13*, as amended, enables the Council to pass a by-law to adopt all or part of an Official Plan;

AND WHEREAS Council held a Special Meeting, open to the public, on the 9th day of November, 2011, in accordance with Section 26(3) of the *Planning Act, R.S.O.* and Section 17(15)(d) to discuss the revisions that may be required;

AND WHEREAS Council held an Open House on October 23, 2012, in accordance with Section 17(16) of the *Planning Act, R.S.O.* for the purpose of giving the public an opportunity to review and ask questions about the proposed Official Plan;

AND WHEREAS Council held a Public Meeting on November 14, 2012, in accordance with Section 17(15) and 17(19.2) of the *Planning Act, R.S.O.*, for the purpose of giving the public an opportunity to make representations in respect of the current proposed Official Plan;

NOW THEREFORE the Council of the Township of Champlain enacts as follows:

1. By-law No. 7-92 (Village of L'Original Official Plan) and Resolution 85-50 (former Official Plan of the Town of Vankleek Hill), and all amendments thereto, are hereby repealed; however, they will remain in effect until such time as the United Counties of Prescott and Russell has approved the new Official Plan for these Urban Areas.
2. The Official Plan for the Urban Areas of the Township of Champlain, consisting of the attached text and Schedules, is hereby adopted.
3. The Clerk of the Township is authorized and directed to make application to the United Counties of Prescott and Russell for approval of the aforesaid Official Plan for the Urban Areas of the Township of Champlain.
4. This By-law shall come into force in accordance with the provisions of the *Planning Act*.

ENACTED AND PASSED THIS 13th day of February, 2013

Gary J. Barton
Mayor

Jean Thériault
Chief Administrative Officer / Clerk-
Treasurer

OFFICIAL PLAN FOR THE URBAN AREAS
OF THE TOWNSHIP OF CHAMPLAIN

February 2013

Prepared for

Township of Champlain
948 Pleasant Corners Road East
Vankleek Hill, Ontario
K0B 1R0

Prepared by

J.L. RICHARDS & ASSOCIATES LIMITED
Consulting Engineers, Architects & Planners
864 Lady Ellen Place
Ottawa, Ontario
K1Z 5M2

JLR16690-291

**OFFICIAL PLAN FOR THE URBAN AREAS
OF THE TOWNSHIP OF CHAMPLAIN**

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OFFICIAL PLAN FOR THE URBAN AREAS OF THE TOWNSHIP OF CHAMPLAIN

1.0 PURPOSE OF THE OFFICIAL PLAN

The Township of Champlain comprises the Ward's of Vankleek Hill, L'Orignal, Longueuil, and West Hawkesbury. The Township of Champlain has deemed it appropriate to review and update the Official Plans for the Villages of L'Orignal and Vankleek Hill and consolidate these into one Official Plan. This Official Plan will be known as the "Official Plan for the Urban Areas of the Township of Champlain".

This Official Plan (otherwise referred to as the Plan), developed under the policies of the 2005 Provincial Policy Statement (2005 PPS) must be read in conjunction with the United Counties of Prescott and Russell (UCPR) Official Plan.

The Official Plan contains goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment for the urban areas of the Township of Champlain.

The Plan guides the long-term growth and day-to-day land use planning decisions for these villages. The Plan was initiated in 2011, as part of the Five Year Review of these Official Plans, as well as in response to Council's desire to update policies about how these areas should develop. Further, the policies will review municipal infrastructure and development lands based on the Upper Tier's (UCPR) settlement area boundaries for these areas; which were determined based on population and employment projections.

1.1 GOALS - ESTABLISHING A COMMUNITY VISION

The following visionary goals are the foundation of this Plan. These goals build upon local, regional, and provincial documents, and together create the vision.

GOAL 1: TO CREATE A LIVEABLE AND SUSTAINABLE COMMUNITY

These urban areas value their strong community, historic character, and unique natural environment. These areas seek to achieve a sustainable, healthy balance between protecting the environment, maintaining a viable economic base, and promoting the community way of life. The revitalization of built-up areas within these urban areas, more specifically their core (Village Core) is important to these communities.

There is a desire to maintain the village way of life, ample open space, community gathering spaces, and surrounding agricultural activities that are unique to these areas and ensure that growth occurs in a planned, managed way. The goal is to achieve a balance that embraces the rural way of life with the convenience of the nearby urban amenities.

These urban areas should be a place where all age groups and income levels can live and can have access to uses and services that meet their day to day needs. The urban areas should support a mix of uses, housing types and tenure, services and facilities that should cater to all income levels and age groups. The goal is to provide residents within these urban areas, the possibility of aging in place including the ability to live, work, and play through the life cycle.

Businesses in the Village Core areas should attract and be supported by the community and visitors. These businesses should reflect the 'village character', both in size and in the services that are provided to residents and visitors.

Development should occur in a manner consistent with the village lifestyle and pace of life. All development should be supported with adequate servicing, transportation, and economic development strategies to ensure that growth is sustainable and contributes to the life of the community. New development should cater to the range of housing, services and facilities required by children, adults, and seniors. Commercial development should respect the area's desire to revitalize their main street areas. This development should be in keeping with the village-scale and historic character present in these urban areas and in the surrounding communities of Eastern Ontario.

GOAL 2: TO PROTECT AND ENHANCE THE HISTORIC VILLAGE CHARACTER

These urban areas should maintain the pace of life, sense of community, friendly atmosphere, and scale of development that reflects the historic past, rural small-town character and heritage architecture. These area's rural and historical roots should be reflected in future development. New development should incorporate the historic (and walkable) grid pattern with modern design and operating modifications to control traffic.

These urban areas should have focal points in the heart of their Village and along the Ottawa River reflecting the existing historical themes evident in the community. Village Core areas and village entrances should be developed as a showcase of the pride in the community's history and culture. Community Improvement Plans (policies) which support revitalization of the Village Core areas, including redevelopment of brownfield sites, should be developed that will balance the commercial, residential, and pedestrian needs of the area while recognizing fabric and use of the street.

The Ottawa River is a treasure. Together with the surrounding greenspace, it has great potential to serve as a central focal point in L'Original. As part of the Village Core, the River could be enhanced through increased accessibility and amenities.

Visitors should be welcomed to the area's vibrant core, its attractive businesses, abundant natural open spaces and pathway systems, and historic built environment. The Plan's goal is to create a friendly and safe pedestrian environment such that the historic core and natural environment is accessible for all residents and visitors.

GOAL 3: TO PROTECT THE NATURAL ENVIRONMENT AND INCORPORATE CONSTRAINTS INTO THE PLAN

The natural environment, surrounding agricultural lands and the ability to easily enjoy open spaces, forests, creeks and the river help define the area's rural character. The protection of these natural areas, floodplains, drainage systems, and source water is a strong desire of the community both to safeguard the environment and maintain the character of these areas. The residents of these urban areas should participate as active stewards of the environment by seeking to minimize their environmental impact or carbon footprint, educating the public and creating partnerships with the UCPR, Conservation Authority and other environmental groups.

In existing natural areas, there should be a balance between access and the protection and maintenance of the natural environment. Opportunities should be explored for funding or grants or other means to finance improvements such as the creation of natural paths, increased natural areas, and the creation of a system of connected green corridors as a means to enhance the enjoyment of the areas while protecting the natural environment. Existing parks and natural areas, such as the waterfront, the marina, and the Vankleek Hill Agricultural Fair lands, should be maintained and protected as a destination for residents and visitors. The Ottawa River and surrounding floodplains are very important natural features in L'Orignal and should be protected from incompatible or intrusive development.

Protecting the natural environment, aquifers, source water and floodplains affecting the Villages should be a priority when evaluating development. Floodplains should be protected from development and maintained as important green spaces. The extensive agricultural lands surrounding these areas, which are protected by provincial policy, will help limit development outside the village boundaries. Environmentally friendly, forward looking development and innovative technology should be encouraged.

GOAL 4: TO EXPAND AND MAINTAIN TRANSPORTATION AND INFRASTRUCTURE

The area's reliance on the automobile to connect to places outside of the communities places seniors and youth at a disadvantage. The availability of transit or shared modes of transportation will allow young people and older people to travel to urban areas for education, employment, and services while still living in the area. The Township will be supportive of initiatives to expand and maintain transportation and infrastructure at a regional level including transit or shared modes of transportation.

Within the Village Core areas, making alternative methods of travel, such as walking and cycling more attractive can minimize car use. Existing sidewalks and multi-use pathways are available for pedestrians and cyclists throughout the area. Improvements and expansion to this system will continue, as funding becomes available or as part of development, to ensure that these areas are connected with a network of village sidewalks and/or widened shoulders. Outside the Villages, the Township supports the creation of dedicated bicycle lanes that link L'Orignal and Vankleek Hill to other communities which would increase travel options available beyond that of only automobile usage.

As part of development applications, the Township may require the preparation of a Transportation Impact Study to confirm the adequacy of existing sidewalks, pathways, roads and transit, and to ensure that new development does not overload the existing infrastructure and conforms and integrates with the existing grid infrastructure in place in the area.

GOAL 5: TO CREATE AND PROTECT OPEN SPACE, RECREATION AND COMMUNITY SERVICES

To capitalize on the beauty of the Ottawa River area (L'Orignal) and promote its parklands, respite areas, multi-use pathways, and community facilities along this corridor. Open Space areas should be designed to provide a safe, accessible area all residents can enjoy. A multi-season pathway for walking, cycling, and cross-country skiing exists throughout the area. The Village Core areas and neighbourhoods should be connected to recreational areas and key community facilities with sidewalks, roads, and pathways. Within the Villages, the existing

pedestrian and cycling friendly network of pathways and/or sidewalks and crosswalks will be protected and improved with availability of funding. Such an approach will assist residents in pursuing a healthy, active lifestyle.

The creation and expansion of community facilities such as arena, pools, and parks will help ensure that there are recreational facilities and multi-use parks for all seasons. The Vankleek Hill Agricultural Society is a tourist-destination fairground. Facilities should exist for all age groups, especially for underserved segments such as youth aged 12 - 16 and seniors. The waterfront areas should be protected and enhanced for bird watching and other passive recreational activities.

These areas should work to attract and support more community services, such as a medical clinic and daycare centre, so that resident needs can be accommodated in the Village. The area should grow in such a way as to sustain local schools.

These areas have the potential to be a destination for the region – fairs and other tourism activities to draw people. These areas have a vibrant community with local institutions that should be protected and fostered with supportive land uses and growth policies.

GOAL 6: TO ENSURE SUSTAINABILITY OF SERVICING (Groundwater, Wastewater and Stormwater Systems)

To ensure that the quality and quantity of the area's water is sustained over the long term. Principles of water conservation will be promoted and incorporated into day-to-day activities.

New development should utilize services such as municipal water and sewer, where available and feasible. New development should not grow beyond a safe threshold for the available resource base as defined by the appropriate environmental studies. Additionally, new development should incur all expenses required to upgrade the necessary systems to maintain existing quality and services and be supported by studies.

1.2 OBJECTIVES

The following objectives were derived from the six visionary goals.

Housing

- To provide a mix of housing types for all incomes and age groups
- To plan development that reflects the existing grid pattern, lot sizes and densities
- To provide village-style development

Heritage

- To ensure that future development reflects the village's rural and historical roots

Economic/Commercial

- To create an environment for businesses that attracts residents and visitors
- To encourage businesses that reflect village character in size and type
- To encourage businesses that revitalize the Village Core

- To establish focal points in the heart of the villages
- To focus business development within the Village Core areas
- To balance commercial, residential and pedestrian needs while recognizing the historic fabric and uses in the villages
- To develop sites of regional interest

Open Space, Recreation and Community Services

- To capitalize on the beauty of the Ottawa River and ensure that it is a focal point for the village
- To ensure that there are amenities along the Ottawa River such as canoe launches, fishing points and park areas
- To create a friendly and safe pedestrian environment and to increase accessibility throughout the villages
- To support the multi-seasonal recreational pathway system
- To support linking the village core and neighbourhoods to recreational areas and key community facilities
- To assist residents in achieving a healthy active lifestyle
- To support the Vankleek Hill Agricultural Society lands (i.e., fairgrounds)
- To ensure a full range of uses and recreational facilities for all seasons and age groups

Natural Environment

- To protect natural areas, floodplains, drainage system and source water
- To promote programs so that residents can be active stewards of the natural environment
- To provide access to natural areas for residents and visitors in balance with protection and maintenance of the natural environment
- To require environmentally sustainable design principles in development

Servicing

- To ensure that any growth or change is developed on the basis of full municipal services, where available and feasible
- To ensure that new development does not put groundwater at risk
- To ensure that the cost of new services are paid by the users

Transportation

- To maintain and expand its sidewalks, pathways, and roads within the range of available funds
- To ensure that development does not overload the existing infrastructure
- To support the County with its initiatives in improving linkages between L'Orignal, Vankleek Hill, and the surrounding transportation network (i.e., through bicycle lanes to improve accessibility for seniors and youth)
- To make walking and cycling a priority in the Village Core areas

1.3 BUILDING A LIVEABLE COMMUNITY

The Plan strives to ‘create a liveable and sustainable community’ in accordance with the Plan’s goals and objectives. The UCPR Official Plan establishes a set of goals and objectives for creating a more compact, efficient, affordable and environmentally healthy communities. At the core of this Plan is the desire to make the area a green, environmentally sensitive, healthy and active area and a place where people can live, play and work. Smart growth, healthy communities and creative community design are ways to address liveable and sustainable development particularly at the neighbourhood level. Some of the initiatives designed to achieve this vision are described in the chart below.

LIVEABLE COMMUNITY INITIATIVES	
Land Use Policies	<ul style="list-style-type: none"> Establish a Village Core (with flexible range of uses) in the centre of the villages and within walking distance of many neighbourhoods. Reduce the parking requirements in the Village Core areas. Accommodate corner stores and other neighbourhood uses in the villages so that residents do not have to travel far to meet their daily needs. Accommodate a range of housing types and tenure, including attached homes to provide housing options for a variety of family types and ages.
Parks	<ul style="list-style-type: none"> Maintain existing parks and require parkland as part of new developments where their location would provide an equitable distribution throughout the villages to provide every resident with equal opportunities for active living.
Multi-Use Pathway	<ul style="list-style-type: none"> Recognize and support the existing pathway system that provides residents with non-motorized methods to reach their destinations and, thereby reduce their greenhouse gas emissions. Identify the ways and means to initiate new and maintain existing pathways. Initiate discussions with the County’s Economic Development Department and the Agricultural Society to improve linkages between these lands, the core and parks.
Open Space Network	<ul style="list-style-type: none"> Identify existing open space corridors as a way to provide recreational opportunities that are compatible and contribute to healthy lifestyles.
Environmental Protection	<ul style="list-style-type: none"> Provide a sustainable balance between environmental protection and development over time. Work with existing residents to protect and enhance environmental features and provide guidance for areas that may develop in the future to ensure the long-term health of the environment.
Cycle Routes	<ul style="list-style-type: none"> Identify cycle routes that better integrate with the multi-use pathways, making it easier for people to travel locally in a non-motorized manner.
Servicing	<ul style="list-style-type: none"> Take advantage of existing municipal services without going beyond their threshold.
Heritage	<ul style="list-style-type: none"> Raise awareness of the value of the existing built environment and heritage landscape and encourage new uses for old buildings and protection of areas with significant landscape features.
Community Gardens	<ul style="list-style-type: none"> Raise awareness of the importance of local food production, community food security and its impact on energy cost by supporting local groups, etc. during fairs and other public gathering events.
Economic Strategy	<ul style="list-style-type: none"> Ensure that there is sufficient land designated and available for future employment.

1.4 ECONOMIC STRATEGY

The economic strategy is based on the collective view that these urban areas should be complete, dynamic, sustainable and healthy communities, not just a bedroom community. With

slow yet steady growth, locations are needed to support future employment-generating businesses. In this way people, if they choose, can live, work and play in their community.

Economic Directions

The desire to be a complete community generates a number of economic policies, which direct that:

1. The best place to provide a significant number of jobs is in the Trade and Industry Area (UCPR OP) lands. Although it is recognized that these lands have remained underdeveloped for a long time, with a servicing strategy and a better mix of permitted uses; these lands would be more likely to develop in the future.
2. The Village Core areas for these urban areas are seen as places where business should co-exist with other uses, including residential uses. These businesses should serve residents, visitors and the surrounding farming community while conserving and adding to the historic character of the Core areas. Over time, the Core will evolve into a heritage-style destination for personal services, leisure and tourist activities.
3. The Village Commercial designation should provide a wide range of commercial functions that are dependent on good road access and employment opportunities that meet the needs of the surrounding community.

The best way to implement these economic directions is by using land use designations in the Plan and establishing an association of local businesses that could lead the economic strategy. Local businesses should investigate the merits of forming an association, such as a Business Improvement Association (BIA), in order to implement this strategy and to help market these urban areas as a place to shop and do business.

Future Business Directions

To ensure that future businesses work towards a common economic purpose for these urban areas, the economic strategy directs that:

1. The agricultural sector should build upon and promote local foods producers and linkages to farmer's markets, restaurants and retailers through a local grown type initiative.
2. The Township will support Prescott-Russell in their initiatives to promote the rural tourism industry.
3. The Township will support Prescott-Russell's initiatives to improve transportation linkages to facilitate business networking within the UCPR and its farming community.
4. Public School Boards and the College should develop partnerships to ensure that programs are available to meet the needs of local businesses and to ensure that on-the-job training programs such as co-op programs are available to help train students.

2.0 THE PLANNING FRAMEWORK

The Plan is based on policy direction contained in the Provincial Policy Statement – PPS (2005) and the UCPR Official Plan, both of which are enabled through the Ontario *Planning Act*. The following sections summarize the planning framework.

2.1 PROVINCIAL POLICY STATEMENT

Ontario last issued a Provincial Policy Statement in 2005, which provides direction on matters of provincial interest. This interest focuses on the management of growth based on the efficient use of land and development. Specifically, healthy, liveable and safe communities can be achieved by:

- Accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs.
- Avoiding development and land use patterns which may cause environmental or public health and safety concerns.
- Avoiding development and land use patterns that would prevent efficient expansion of settlement areas.
- Promoting cost-effective development standards to minimize land consumption and servicing costs.
- Providing a good mix and range of employment lands (including industrial, commercial and institutional uses) to meet long-term needs.
- Ensuring that necessary infrastructure and public services are/will be available to meet current and projected needs.

Further, the Provincial Policy Statement declares that ‘settlement areas’ such as these urban areas be the focus of growth. It states that:

- Development patterns use lands, resources, infrastructure and public service efficiently.
- Impacts on air quality and climate change be minimized.
- Opportunities for intensification and redevelopment be identified.
- Phasing policies be established to ensure orderly growth.

2.2 UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN

The UCPR Official Plan provides the planning context for these urban areas and implements provincial policy. These urban areas are designated as “Urban Policy Area” which is intended to be the focus of growth, a central place that provides residents with access to services and a place that provides for the daily needs of residents living in the community and surrounding area.

The majority of land surrounding these areas is within the Rural Policy Area or Trade and Industry Policy Area. These land use designations permit agricultural uses and employment related uses, respectively. The intent of the agricultural policies is to protect farmland and to ensure that incompatible uses, which may conflict with agricultural activity, are not established. The intent of the trade and industry policies is to provide economic development opportunities outside of the Urban Policy Area.

3.0 MANAGING GROWTH

This Plan is based on a 20 year planning period, as per the UCPR Official Plan.

Policies:

1. When considering a development application within the Urban Areas, Council will be guided by the goals, objectives and policies of this Plan as well as the UCPR Official Plan policies and considerations such as:
 - a. Watercourse setbacks will be based on the Fish Habitat and River Corridors policies of the UCPR Official Plan. The UCRP Official Plan describes the EIS and its scope.
 - b. Schedule C of the UCPR Official Plan identifies unstable slopes and organic soils. Development and setback shall be established as per UCPR Official Plan Policy.
 - c. Schedule C of the UCPR Official Plan identifies the Ottawa River as a water course with flood plain. Development shall be guided by the floodplain policies as contained in the Hazardous Lands, Flooding and Erosion section of the Plan.
 - d. New development shall be guided by stormwater management guidelines contained in the Surface Water Management Plans section of the Plan.
 - e. Measures to protect existing aquatic habitat and potential locations for stream improvements, removal of fish barriers, riparian planting shall be identified through the development review process.
 - f. Efforts shall be made to maintain streams and avoid diversion into a culvert or pipe where possible.
 - g. Policies to protect natural features will be implemented through: i) the development review process, ii) stormwater management, iii) park improvements, iv) improvements to public spaces along the Ottawa River, and v) individual and collective stewardship practices.
2. To enhance the greenspace system in these urban areas, Council will:
 - a. Maintain public ownership of the parks and municipal properties and expand the public ownership of land along the Ottawa River through mechanisms such as parkland dedication, donation and/or conveyance.
 - b. Protect lands that contain elements of the natural heritage system by:
 - i. Identifying development constraints such as floodplains on Schedules A2 and B2 which contribute to the natural heritage system.
 - ii. Permitting uses that do not adversely affect the natural characteristics of the area, such as open-air recreation; scientific, educational, or conservation uses associated with the environmental features.

- c. The development review process, contributions and working with private property owners and the community will be used to provide Open Space areas along the Ottawa River. In the interim, existing pathways without proper easements and proposed pathways identified on Schedules A2 and B2 do not imply public access or any infringement of private property owner's rights.
3. To improve water quality, and to achieve the naturalization of the Ottawa River corridor and its tributaries, the Township will work with agencies, and the public to:
 - a. Support tree planting programs along watercourses, and public spaces.
 - b. Encourage stewardship programs that:
 - i. Provide information to residents on how to be sensitive if living close to a watercourse.
 - ii. Promote vegetated buffers and stream stabilization on private property along watercourses through tree planting programs, Shoreline Naturalization Program and the Rural Clean Water Program.
 - iii. Promote stormwater management on private property through the use of rain barrels, disconnection of downspout from the storm sewer, rain gardens, and tree planting.
 - iv. Community projects that involve garbage clean up, tree planting, wildlife habitat and invasive species removal.

3.1 SERVICING

Policies:

1. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage and municipal water services should be promoted, wherever feasible.
2. All new development will generally occur on the basis of full municipal services, with the exception of certain areas, that may be allowed to be developed on partial municipal services (water only) or private services.
3. For the purposes of servicing and development, the Village of L'Orignal is divided into "Full Municipal Serviced Areas", "Partially Serviced Areas", and "Non-Serviced Development". These areas are identified on Schedule A2.
4. For the purpose of servicing and development, the Village of Vankleek Hill is to be developed on full municipal services, which may also include partially serviced areas in accordance with Policy 3.1.11.
5. Development shall generally be directed to areas where water and wastewater services, if available, can reasonably be extended. Development applications on lands that are

not serviced or partially serviced may be refused on the basis that full municipal services will be extended to these lands in the future. Typically, existing lots of record may proceed on the basis of private services in the “Non-Serviced Development” areas whereas new lot creations should generally be developed on the basis of full municipal services.

6. Council shall consider development applications within the “Full Municipal Serviced Areas”, provided there is sufficient reserve capacity in the municipal water and sewer services in accordance with Ministry of Environment guidelines and regulations.
7. Development will not be promoted where such development would result in, or could lead to, unplanned expansions to existing water and wastewater infrastructure.
8. Council may consider the need to expand the public piped systems within the Villages, and may proceed to do so without an amendment to this Official Plan.
9. The developer shall be responsible for all costs related to the introduction or extension of any service required by virtue of these policies and an agreement to this effect shall be signed by the developer prior to final approval of the development.
10. Notwithstanding the residential density provisions of this Plan, within the “Non-Serviced Development” (being those lands not identified for full or partially serviced areas), Council may consider development of estate lot subdivisions without the need for an Official Plan Amendment, subject to the other policies of this Plan. In particular, the site conditions must be suitable for the long-term provision of private individual services.
11. Development on partial services shall only be permitted to allow for infilling and rounding out of existing development on partial services provided that:
 - a. the development is within the reserve sewage system capacity and reserve water system capacity; and
 - b. site conditions are suitable for the long-term provision of such services.
12. When development of any type will utilize a private water supply and/or a private wastewater disposal system, compliance with the following policies is required before such development shall be permitted:
 - a. The lot area shall comply with the requirements of the Zoning By-law and the Ministry of Environment regulations for the type of development proposed and the type of private systems proposed;
 - b. The water source and supply system shall have the capacity to service the proposed development without impairing the supply to existing development, and comply with the water quality objectives set out in the Ontario Drinking Water Standards; and
 - c. All private wastewater disposal systems shall be approved by the Township under the provisions of the Ontario Building Code. Hydrogeological and terrain analysis studies will be required for all subdivision developments and for any developments with large sewage systems exceeding 4,500 litres/day.
13. In the limited instances where development on private wastewater services is permitted, the Township will encourage the use of alternatives to conventional septic beds for each

dwelling. These may include community disposal fields and artificial ponds, which can enable more compact, clustered development.

3.2 TRANSPORTATION

The existing transportation network in these urban areas consists mostly of a grid pattern of two-lane roads. The majority of intersections are unsignalized and generally do not provide exclusive turning lanes. The road classifications and right-of-way protections are depicted on the Schedules B1 and B2.

Existing sidewalks have been identified on Schedules A2 and B2. Sidewalks contribute to the overall transportation linkage system and provide a sense of place for the pedestrian. It is not the intent of this plan to require sidewalks on all streets, however, where deemed to be appropriate, Council will seek opportunities to extend or link existing sidewalks.

King Street and Front West Road in L'Orignal is part of the "The Riverflows" recreational pathway linking to a much larger trails network. From L'Orignal, one can take a connecting trail to connect with the "The Hillside" trail just out of Vankleek Hill, a recreational trail along the old railway right-of-way, of the "The Red Brick Path" or "The Panoramic" trail from Vankleek Hill.

Policies:

1. Upon submission of a development proposal, the Township may require a Transportation Impact Study to evaluate the transportation design and its integration into the existing road network.
2. While it is not anticipated that additional road capacity is required to serve growth over the planning period, if required, the Transportation Impact Study submitted as part of a development application will identify specific road improvement projects and the need for addition of new collector roads and pathways.
3. Future road and pathway connections, as shown on Schedules A2 and B2, shall be protected through development and re-development.
4. Roads should be developed based on the guidelines contained in Section 6.2 of this Plan.
5. Where Council determines that new development may overload the existing transportation infrastructure, require new infrastructure or does not integrate well with the existing network, the Township may require that a Transportation Impact Study be completed.
6. Street patterns in plans of subdivision will be designed with logical connections in the form of a modified grid pattern connected to the existing road network rather than looping or dead-end roads.

7. Portions of the transportation network should be treated as scenic view corridors, where applicable, such that roadway patterns terminate onto adjacent open space and/or agricultural land.
8. To promote the re-use of older buildings and a mix of uses in the older parts of the villages, on-site parking may be reduced or eliminated.

3.3 ENVIRONMENTAL PROTECTION

The major environmental features in the Village of L'Original are:

- a) The Ottawa River;
- b) Fish Habitat and Flood Plain associated with the Ottawa River; and,
- c) Tributary and associated Unstable Slopes along the Ivaco Rolling Mills property toward the Ottawa River.

The major environmental features in the Village of Vankleek Hill are:

- a) Fish Habitat areas associated with the watercourse along the railway; and,
- b) Organic Soils across the northern portion of the Village.

All of these features provide habitat for birds, fish, shoreline wildlife and other forms of wildlife, as well as places and pathways for passive recreation.

Federal land use policy provides protection for species at risk and prohibits the destruction, disruption or alteration of fish habitat. Provincial policy prohibits development and site alteration in provincially significant wetlands and in the significant habitat of endangered and threatened species. Development and site alteration is not permitted in other provincially significant features such as woodlands, areas of natural and scientific interest and on lands adjacent to provincially significant wetlands, unless it can be demonstrated that no negative impact will occur to these features and their ecological functions. Municipal policy as contained in the UCPR Official Plan:

- Preserves natural features by designating them for protection
- Established a framework for building setbacks
- Encourages the preparation of watershed and subwatershed studies and best environmental management practices
- Requires Environmental Impacts Statements and Tree Conservation Reports through the development review process
- Encourages a 'design with nature' approach to promote sustainable development.

Environmental protection areas such as floodplains or other natural or human-made hazards are depicted on Schedules A2 and B2 as an overlay. The goal of this development constraint is to protect the public and the natural environment and where appropriate complement the parks,

open space & recreation network. Environmental protection areas, together with parks, open space & recreation areas can play a role in providing an open space network that contributes to the quality of life for residents of the area.

Policies:

1. The boundaries of the floodplains and other natural or human-made hazards (i.e., unstable slopes) are based on current mapping information. The precise boundary of these areas will be defined by the zoning by-law. As a result, when more information is obtained, minor adjustments may be made to the boundary without requiring a zoning amendment. Major changes or the removal of environmental protection areas will require an amendment to the UCPR Official Plan and this Plan.
2. Notwithstanding the underlying land use designation, policies contained in the UCPR Official Plan apply to these environmental protection areas which are depicted as an overlay on Schedules A2 and B2 to this Plan.
3. For lands in private ownership that contain environmental protection areas, access to these lands is not permitted without consent of the property owner.

4.0 LAND USE

These urban areas will contain a mix of land uses, providing housing and employment opportunities, as well as retain open space, recreational and community facilities. The Official Plan establishes a variety of land use designations and related policies that will guide development within these urban areas.

Policies:

1. The land use designations are shown on Schedules A1 and B1, which form part of the Plan.
2. Upon submission of a development proposal, the proponent will be required to demonstrate that:
 - a. It is in accordance with the Servicing, Transportation, and Environmental Protection Policies of the Official Plan.
 - b. Through appropriate design analysis, development addresses the provisions of the Design Guidelines as contained in this Plan.
3. The Township will evaluate a proposal to change the designation of land from one category to another against its ability to meet the principles, objectives and policies of this Plan.
4. Development shall have regard for the Heritage Resources and the Parks, Open Space and Pathway provisions as contained in this Plan.
5. A more flexible mix of uses suited to the use of older buildings should be permitted on lands that contain a building of heritage interest.
6. In accordance with the Official Plan, telecommunication facilities, alternative energy facilities, public utilities and infrastructure are permitted in all designations.
7. In keeping with the area's Village character, the proponent of development shall provide a minimum of one tree in the road right-of-way for all new development or redevelopment and on both sides of all collector roads. If it has been determined that the soils cannot accommodate street trees in the arrangement proposed, then the road right-of-way or the building setbacks shall be increased so that trees can be provided. Notwithstanding, the Road Superintendent could waive this requirement, if it is deemed that the street tree would have negative municipal implications.
8. This Plan recognizes the existing heavy industrial use, the Ivaco Rolling Mills, located adjacent to L'Original's westerly limit. As such, the creation of a lot either by consent, subdivision or condominium, or a change in land use requiring approval under the *Planning Act*, which would permit development of a sensitive use, is not permitted within 300 metres of the limits of the existing industrial facility. Separation distances for Ivaco Rolling Mills are shown on Schedule A3.

The creation of a new lot either by consent, plan of subdivision or condominium, or development requiring site plan approval within 600 metres of the limits of this existing

industrial facility will include the provision of a warning notice of title, noting the site's proximity to Ivaco's facilities and the potential noise, vibration, emissions, and/or other adverse effects which may be experienced on their properties from time to time.

4.1 THE VILLAGE CORE

The Village Core is the heart of each urban area. It reflects the Village's history, rural roots, small-town character and architectural heritage. In earlier times, this area was once the commercial street. The goal is that these areas become a thriving central place for the Villages. The Village Core is envisioned to be a vibrant, pedestrian-oriented commercial area, comprised of smaller-scale buildings, which are readily accessible to residents by a variety of means besides motor vehicles. The Village Core is the area that needs revitalization to ensure the mixed-use vision for the area.

Policies

1. Permitted uses on lands designated Village Core include: retail, service commercial, office use, parks and small institutional uses including schools.
2. Residential uses are also permitted on lands designated Village Core and include: existing dwellings, apartments (low-rise), residential in combination with a permitted non-residential use where the dwelling unit is located above or at the rear of the main building, multiple dwellings (row dwellings and stacked dwellings) and retirement homes.
3. Vehicle-oriented uses such as vehicle sales, rental and service uses that legally existed on the date of the adoption of the Plan may continue, however, no new uses of this kind shall be permitted. Stacking lanes associated with drive-through operations should be located to the side or rear of the building, where possible. If it is located at the side, the stacking lane should be no closer to the street than the front of the building and landscaping should be used to help buffer the stacking lane from the sidewalk and abutting properties.
4. A maximum of four-storey and a minimum two-storey height limit shall be required to define the edge of the street and to help create a village-style streetscape.
5. The Township will evaluate development proposals in the Village Core against their ability to meet its Design Guidelines. It is envisioned that the Village Core will evolve into a mixed-use street with a variety of village-style buildings, storefronts, signage and pedestrian amenities.
6. Reduced parking requirements shall be established to encourage businesses to locate in existing buildings and to help revitalize these core areas.
7. On-site parking shall be located to the side of or behind buildings. If it is located at the side, the parking should be no closer to the street than the front of the building and landscaping should be used to help buffer parking areas from the sidewalk and abutting properties.

8. Special attention should be given to the redevelopment of the Core areas, more specifically at the intersection of two main streets, which could serve as the primary focal point of the Villages.
9. Streetscape improvements shall incorporate the following:
 - a. An interesting and inviting pedestrian environment.
 - b. Parallel on-street parking to help buffer pedestrians from passing vehicles resulting in a greater feeling of safety.
 - c. Intersecting signage.
 - d. Outdoor spaces for seating.
 - e. Street trees to separate cars from people.
 - f. Bump-outs at strategic intersections.
 - g. Pedestrian crosswalks.
10. Where possible, existing sidewalks within the road right-of-way, should be widened either through road reconstruction or redevelopment.
11. The Township may explore the application of programs such as a façade improvement program through a Community Improvement Plan (CIP), to improve the appearance of existing building elevations in the Core areas.
12. When streetscape improvements are considered within the Core areas, either as part of a CIP or development, attractive pedestrian lighting shall be provided to complement the lighting fixtures already installed or provide new lighting.
13. The Township may initiate local improvement procedures to implement certain improvements including servicing.
14. Buildings should be close to the street and face the street in order to contribute to a pleasant pedestrian environment along the sidewalk.

4.2 VILLAGE COMMERCIAL

Lands designated as Village Commercial provides places outside the Village Core areas for retail and service commercial uses. This designation is limited in area in order to focus commercial uses in the Village Core areas. The goal is that development in these Village Commercial areas, balance the needs of pedestrians and cyclists with the needs of automobiles and other vehicles. Any development in this designation shall have regard to all relevant Design Guidelines.

Policies:

1. Uses permitted on lands designated Village Commercial include: retail and service commercial uses, car-oriented uses and facilities that serve residents, visitors and the surrounding rural community.

2. The total maximum gross floor area permitted on a site shall not exceed 7,000 m², and no single individual occupancy shall exceed 2,790 m², unless supported by a Market Impact Study to ensure the viability of the Village Core areas.
3. The Township will evaluate development proposals in the Village Commercial designation against their ability to meet its Design Guidelines. High quality design is expected for all properties in this designation, and building and landscape design shall be reflective of the village-style character.
4. Buildings located near Core areas shall functionally front the street. Building elevations are to be aesthetically pleasing and contain entrance doors and windows (clear glazing) with a window target of 50% along the length of the façade.
5. Street-oriented buildings shall be encouraged near the Core areas with a target of 50% built form along the developable frontage at build-out.
6. Strong pedestrian routes within the site and pedestrian links to existing sidewalks will be required.
7. In order to reinforce a pedestrian environment, development proposals should not locate parking directly adjacent to roads. Where it is determined by the Township that parking is appropriate, it may be permitted and shall be done in the following arrangement (from the building to the sidewalk): a wide pedestrian space that is frequently connected to the sidewalk, a vehicular passageway, one-tier of parking and a landscaped space designed to screen the lower portion of the vehicles from the sidewalk.
8. Large parking areas shall be divided into smaller quadrants by introducing green landscaped corridors, some of which may incorporate pedestrian walkways.
9. A design feature should be provided as a focal point and may take the form of an urban plaza, a statue, a clock tower or a similar feature of village significance.
10. Within the Village Commercial designation, the maximum building height limit should be three-storeys.
11. Shopping Plaza may be reconfigured with commercial development fronting the street and the remainder of the site for residential purposes, without amending this Plan.
12. Existing residential and institutional uses will be recognized in the Zoning By-law.

4.2.1 SPECIAL EXCEPTIONS

1. Notwithstanding their Village Commercial designation, lands known as "Le Marche de l'Ouest", being that part of Reg Plan 15 Pt Farm Lots 3 & 37 RP 46R1342 Pt Pt 1 RP 46R1667 Pt Pt 1 N/S Hwy 17 which front onto County Road 4, may also be used for enclosed storage in the form of mini-warehouses. However, open storage is not permitted.

4.3 RESIDENTIAL

New residential areas should fit well with older parts of the communities. The goal is that these areas provide a variety of housing styles and densities and a wide range of community services so that residents can age in place in the same community, if they so choose. Affordable housing is also needed so that the Villages offer housing options for people of all ages and incomes.

Policies:

1. Uses permitted on all lands designated Residential Low Density include: detached and semi-detached dwellings, duplexes, triplexes and ground-oriented (door to street) attached dwellings containing 6 units or less, secondary dwelling units, group homes, group homes converted, rooming houses, shelter accommodation, retirement homes, retirement homes converted, care facilities, bed and breakfast, home-based businesses, public utilities, open space and parks.
2. Uses permitted on all lands designated Residential Medium Density include: non ground-oriented residential uses such as stacked townhouses and apartments, group homes, group homes converted, rooming houses, shelter accommodation, retirement homes, retirement homes converted, care facilities, home-based businesses, public utilities, open space and parks. Vacant residential lands currently being used for agricultural purposes may continue to be used for this purpose; however, Minimum Distance Separation will not be required and will be zoned accordingly.
3. Vacant residential lands currently being used for agricultural purposes may continue to be used for this purpose. New livestock facilities are not permitted. Expansion to existing livestock facilities will be subject to the Minimum Distance Separation (MDSII) and will be zoned accordingly. Residential development and cemeteries will not be subject to Minimum Distance Separation (MDSI) to existing livestock facilities, within the Villages.
4. The following uses may also be permitted on all lands designated Residential subject to a zoning amendment.
 - a. Garden suites based on the ability of the site to accommodate the use.
 - b. Small institutional uses such as a church and daycare located on a collector road based on a review to confirm there will be no significant surrounding impacts.
 - c. Primary schools based on the following:
 - i. The site is a suitable size (2-3 ha) and configuration (generally rectangular).
 - ii. It is located on two street frontages (collector/local or collector/collector).
 - iii. As many children as possible are within walking distance.
 - iv. Those walking do not have to cross what is perceived to be an unsafe or hazardous crossing.
 - d. One or two small convenience commercial uses (e.g. coffee shop, corner store) that serve the day-to-day needs of the surrounding neighbourhood.

4.3.1 RESIDENTIAL – ONE AND TWO-UNIT (LOW DENSITY)

The Zoning By-law will identify those lands intended for Residential – One and Two-Unit uses. The Residential – One and Two-Unit zone category is the predominant residential zone in the Villages. It will provide for a range of ground-oriented, low-density residential and associated uses, including detached and semi-detached dwellings.

Policies:

1. Uses permitted on lands zoned as Residential – One and Two-Units include: detached and semi-detached dwellings, duplexes, bed and breakfast, home-based businesses, and retirement homes – converted.
2. A limited number of multiple attached dwellings not including apartments or stacked townhouses may be permitted by zoning amendment at the following locations, as long as the immediate area is surrounded by a significant band of detached and semi-detached dwellings.
 - a. On a collector road
 - b. Abutting a park or designated open space
 - c. At the edge of the neighbourhood
3. The maximum building height should be three and a half storeys and be in compliance with low densities set out in the UCPR Plan.
4. Upon submission of a development application in the Residential – One and Two-Unit zone, the proponent will demonstrate conformance with the policies and Schedules of this Plan.
5. The Township will evaluate a development proposal in the Residential – One and Two-Unit zone against its ability to meet its Design Guidelines.
6. New plans of subdivision will use the historical grid pattern for streets and will ensure equitable access to parks and other open space in accordance with the parkland dedication requirements of the *Planning Act*.

4.3.2 RESIDENTIAL – GROUND-ORIENTED ATTACHED (LOW DENSITY)

The Zoning By-law will identify those lands intended for Residential Ground-Oriented uses. The Residential Ground-Oriented Attached zone will provide for a range of ground-oriented housing forms to provide a greater diversity of accommodation that will serve a variety of age groups and income levels close to uses and services that meet their needs.

Policies:

1. Uses permitted on lands zoned as Residential – Ground Oriented Attached includes: triplexes and ground-oriented attached dwellings containing 6 units or less. A limited number of detached, duplex, and semi-detached dwellings may be permitted within a plan of subdivision or plan of condominium as long as 50% of the parcel remains for attached dwellings, as defined above.

2. The maximum building height should be three and a half storeys and be in compliance with low densities set out in the UCPR Plan.
3. The Township will evaluate a development proposal in the Residential – Ground-Oriented Attached designation against its ability to meet its Design Guidelines.
4. With the exception of private driveways, on-site parking should be located to the side or behind a building so that the front elevation can be close to the street. If it is located at the side, the parking area should be visually screened from the sidewalk and from abutting neighbours.

4.3.3 RESIDENTIAL – APARTMENTS (MEDIUM DENSITY)

The Zoning By-law will identify those lands intended for Residential - Apartment uses. The Residential – Apartments zone will provide for higher density, non ground-oriented residential uses such as stacked townhouses and apartments.

Policies:

1. Uses permitted on lands zoned as Residential – Apartments (Medium Density) include: stacked townhouses and apartments.
2. The Township will evaluate a development proposal in the Residential Medium Density designation against its ability to meet its Design Guidelines.
3. The maximum building height should be four storeys.
4. On lands designated Residential Medium Density, a zoning amendment will be required to create new residential apartment or stacked townhouse sites. An amendment to the Official Plan is not required unless the height of the proposed building is significantly greater than the maximum permitted. The following criteria shall be used to assess these applications:
 - a. Located on a collector road or
 - b. Located near a park
 - c. Compatible with the surrounding community which may be achieved through building transitions and compliance with maximum densities set out in the UCPR Plan.
 - d. Of high-quality design based on approved Design Guidelines.

4.4 INSTITUTIONAL

Institutional land uses include a range of community and emergency uses that serve the needs of area residents and visitors. The goal is to ensure an appropriate range and scale of institutional uses to meet the needs of the area. Small scale institutional uses, including a range of public uses such as a library, education facility, fire station, arena, community facilities used by the public, cemetery, church, community garden, museum, retirement/residential care facility and other associated uses may be located within the Village Core or the Residential

designations. Larger institutional uses such as a hospital or college developed as a campus will require a site-specific official plan and zoning by-law amendment and shall have regard to the following policies:

1. The site is a suitable size and configuration.
2. It is located on two street frontages (collector/local or collector/collector).
3. As many residents as possible are within walking distance.
4. Those walking do not have to cross what is perceived to be an unsafe or hazardous crossing.

4.5 INDUSTRIAL LANDS

The Industrial Lands provide an opportunity for industrial and employment-generating uses that require large parcels of land and that are not always compatible with residential uses. The goal is to provide a range and scale of employment opportunities in ways that are compatible with the character of these areas.

Policies:

1. The industrial designation represents the key employment areas for clusters of business and economic activities, including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. Heavy industrial uses (Type 3) are not permitted.
2. The maximum building height should be equivalent to three to four storeys.
3. The Township will evaluate a development proposal in the Industrial Lands designation against its ability to meet its Design Guidelines and the Ministry of Environment's Land Use Compatibility and other "D"-Series Guidelines.
4. The Industrial Lands shall be serviced based on a Site Servicing Study to ensure that there is a logical coordinated approach to development.
5. For buildings that abut streets, front and side building elevations are to be aesthetically pleasing and strive in providing primary doors and real windows oriented towards the street.
6. Adequate buffering including landscaping and screening will be provided between the uses in the Industrial Area to ensure that storage areas and parking areas are screened from adjacent properties and streets.

4.6 PARKS, OPEN SPACES & PATHWAYS

There are various parks, open spaces and pathways in these urban areas. The goal is to view these spaces as more than a collection of individual sites but as a network of green features that form a broader system used for people's enjoyment and around which the community's can grow. The parks, open spaces, and pathways consider issues such as land use, programming,

accessibility, connectivity, and how the existing system meets the recreation and leisure needs of residents.

It is important to note that the recreation and leisure opportunities in these urban areas extend beyond their boundaries to connect with other rural villages and urban centres such as the Town of Hawkesbury, these linkages form part of the UCPR network. This plan considers the connections to and from the villages as part of the broader network, which includes snowmobile trails, cross-country ski trails, cycling connections, etc.

The complete park system in these urban areas includes several parks. Ideally, every resident is within a 5-minute walking distance of a neighbourhood park and a 10-minute walking distance from a community park.

The Parks, Open Space & Pathways designation has been placed on existing parks, open space area, recreational areas, recreational uses and recreational facilities. It has also been placed to schematically represent a linear open space concept to link the municipal park to new residential neighbourhoods.

Similar to small scale institutional uses, parks, open space & pathways are also permitted within the Village Core and Residential designations and will be zoned as such.

The goal is to provide a range and scale of parks, open space and recreational opportunities to meet the needs of the local area. Greater public access, where appropriate, should be provided to the Ottawa River as per the Plan's Vision statement.

There is a growing need to upgrade the network that links the parks together and to address lifecycle issues for some parks. The Township may seek funding sources and cash-in-lieu of parkland dedications as means of maintaining parks and associated infrastructure.

New parks may be required in the Development Lands shown on Schedule A1 and B1. Their specific locations will be determined through the development review process in accordance with the *Planning Act's* parkland dedication.

Part of the vision is to have a multi-purpose pathway system integrated with the UCPR network, to link the natural areas, open spaces, parks, village cores, schools, churches, and other local attractions. This system can be used for both recreational and commuting purposes.

The system should accommodate pedestrians, parents with strollers, cross-country skiers and cyclists. The system includes:

- Existing off-road pathways.
- Existing sidewalks and some local streets.
- Potential future pathways across public lands.
- Missing pathway connections where the desired route crosses private lands through consent.

Policies:

1. Multi-use pathways, bike lanes, boat launch(es) and sidewalks are shown on Schedules A2 and B2 to this Plan. An amendment to this Plan is not required to add, modify, or remove these features.
2. Expansion and enhancement of the pathway system will be achieved through:
 - a. The subdivision process whereby the Township identified the need for sidewalks or lands to be dedicated for pathways in the new subdivision.
 - b. The willingness of property owners to allow public access to their lands through agreement with the Township.
3. Residents will need to play a lead role in initiating, implementing and maintaining the pathway system.
4. The following criteria should be considered when deciding which pathways are to be built/upgraded:
 - a. Landowner access agreements across a defined portion of their lands.
 - b. Prioritizing pathways in the Village Core areas.
 - c. Creating or completing self-contained pathway circuits.
 - d. Pathways not requiring large capital costs at public expense should have priority.
5. Pathways will be strategically marked to ensure users are aware when the system crosses land that is privately owned.
6. L'Original and Vankleek Hill's Village character should be reflected in the detailed design of the pathway system. This includes entry points to the pathway system, markers, directional signage and possible amenities such as benches and litter containers.
7. The Parks, Open Space, and Pathways will be consulted during development review so that proposed parks and pathways are incorporated into the application. The Township will seek opportunities to complete the pathway system in consultation with the landowner. In certain situation, sidewalks or quiet local streets may be required to complete the pathway links.
8. Parks, Open Space & Pathway areas shall be used for both active and passive recreation purposes. These shall include such uses as children's playgrounds, games, sports fields, golf course, driving range, bathing beaches, picnic areas, fairgrounds, natural parks, a park, recreational and athletic facility, environmental preserve and an education area.
9. Parks will be developed in consultation with local residents and Township Council and should be based on the following:
 - a. Pedestrian connections should be provided to sidewalks and pathways.
 - b. The park should be exposed to local streets with a street frontage, where possible.
 - c. Crime Prevention through Environmental Design (CPTED) should be considered in the design of the park.

- d. The park should not be located immediately adjacent to school properties but may be associated with other community facilities or infrastructure.
 - e. The park will not be used as part of, or associated with, the function of the stormwater management system.
10. An evaluation of existing and/or proposed parks, open spaces and recreational areas, as shown on the Schedules of the Plan, should be consulted to ensure a high degree of connectivity between parks, open space & recreation areas and the rest of the village.
11. New parks will be required in the Development Lands in accordance with the *Planning Act* requirements. Their specific locations will be determined through the development review process.
12. The Township is entitled to a dedication of land for park purposes as a condition on any division of land in accordance with the *Planning Act* (5% for residential development and 2% for commercial/industrial development). Cash-in-lieu of land may be requested by the Township in situations where there is a public park in the area which is adequate for existing and future population. Cash-in-lieu may also be requested where the amount of land involved is small and, therefore, unsuitable for park development. Where lands are dedicated for park purposes, the Township will accept only those lands suitable for park use. It is the intention of the Township to obtain, wherever possible and practical, waterfront lands along the Ottawa River and in areas that would assist in integrating the parks, open space and pathway areas.
13. Where land designated Parks, Open Space, and Pathway is under private ownership, it is not to be construed as implying that these areas are free and open to the general public or will be purchased by the Township.

Neighbourhood Parks:

14. As a focal point, neighbourhood parks will provide a local gathering and recreational space for nearby residents. They are generally located in the centre of each neighbourhood within approximately a 5-minute walking distance for most residents (400-500 m). Each neighbourhood park will incorporate a variety of active recreational opportunities such as children's play areas, outdoor rinks, splash pads, pedestrian walkways, and seating areas or other facilities determined by the Township.
- a. The size of a neighbourhood park is to be no less than 0.8 ha (2.0 acres).
 - b. Parking areas are not required within a neighbourhood park.

Community Parks:

15. The community park is geographically located at the centre of the precinct and within approximately a 10-minute walking distance (800 m to 1 km) from the surrounding neighbourhoods. The park will incorporate a variety of active recreational opportunities such as sports fields, tennis courts, splash pads, children's play areas, pedestrian walkways, and seating areas or other facilities determined by the Township. Visual amenities such as shrub beds and arbors should also be provided at pedestrian nodes or gathering areas.
- a. The size of a community park is to be no less than 3.5 ha (8.0 acres).

- b. Medium density residential uses should be located near the community park.
- c. Surface parking should be located near the community park.
- d. Lighting should be directed away from residential areas.

Parkette:

16. Parkettes have a role in the hierarchy of the parks network and play an important function in community building and creating pleasant, human-scaled places within neighbourhoods. The developer is welcomed to provide parkettes at their cost; however, the Township may choose to accept them in the total dedicated parkland calculations.
- a. Parkettes will be approximately 0.2 to 0.4 hectares in size and will be configured to allow for the functional design and placement of neighbourhood-type facilities. The actual size and shape of each parkette will be confirmed at the time of plan of subdivision.
 - b. Parkettes should terminate view corridors and pedestrian sight lines by such means as having full street frontage on at least two streets.
 - c. The adjacent street and lotting pattern will provide built form which fronts onto the parkettes. Rear lot locations will be discouraged.
 - d. Entry/access points should be conveniently located leading directly off the public sidewalk or walkway and should incorporate community and/or civic design elements.
 - e. Parkettes could include such features as a community garden, a lookout point to a stormwater management pond, a respite area, as well as an active play feature such as a small waterplay area, half court basketball, or small skateboard facility. The Township will determine the facilities in the parkettes if they are to assume ownership and maintenance of these facilities.
 - f. Landscaping should reinforce the urban street edge by such means as coordinating with, or enhancing already approved, street tree planting and should incorporate indigenous species for trees, shrubs, and ground cover planting.
17. Existing parks should be upgraded from time to time in consultation with the local community, as funding becomes available or through cash-in-lieu of parkland dedications.
18. Development amenities on municipal lands should be provided along the river such as signage, benches, access and fishing points, canoe launches.

4.7 DEVELOPMENT LANDS

The designation of Development Lands (Expansion Area) on Schedules A1 and B1 contributes to the provision of sufficient settlement area land to support the residential demands of the projected population, as per the UCPR Plan. The goal is that these lands be developed primarily for residential purposes, although minor, non-residential uses to meet the needs of a neighbourhood may also be located here.

Policies:

1. Lands designated as 'Development Lands (Expansion Area)' on Schedules A1 and B1 contribute to the provision of sufficient settlement area land to support the residential demands of the projected population to 2031. The intent is that these lands will be developed primarily for urban residential uses, once the policies of this section have been satisfied.
2. Prior to an Official Plan Amendment to designate lands for residential land uses, the Township shall consider:
 - a. 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;
 - b. the achievement of intensification targets as set out in the UCPR Plan.
3. If the assessment in Policy 2 indicates the need for additional residential lands, the Official Plan Amendment will need to be in accordance with the policies of this Plan and UCPR Plan.
4. The policies of this section will be achieved principally through the preparation of a plan of subdivision. However, uses will be permitted on an existing lot or by consent.
5. Proponents of development will complete, to the satisfaction of the County, studies and plan(s) of sufficient detail to:
 - a. Identify the location, timing and cost of water and wastewater services, public utilities, stormwater management facilities, etc. required on-site and off-site to service the area;
 - b. Complete an EIS in accordance with Section 5 of the UCPR Official Plan;
 - c. Identify Parkland and Recreational Pathways on the site;
 - d. Establish the mix and location of residential dwellings which, as a minimum, will constitute the following:
 - i. Up to 85% Low-Density Residential, 15% Medium-Density Residential.
 - ii. In Development Lands (Expansion Area) designations, overall residential development will meet a minimum average density target of 16 units per net hectare for the Low-Density Residential areas and up to 30 units per net hectare for the Medium-Density Residential areas. 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.
 - e. Show how the plan will achieve other policies of the UCPR Official Plan including, but not limited to, affordable housing and design; and
 - f. Meet the requirements of Phase 1 and 2 of the Environmental Assessment Act where required.
6. Proponents of development will prepare a Financial Implementation Plan and commit to providing:
 - a. The on-site and off-site servicing systems described above through development charges or at the expense of the developer;

- b. The natural heritage areas as non-developable lands to be transferred to the Township for \$1; and
 - c. The Recreational Pathways as identified in this Plan through development charges or at the expense of the developer.
7. Development may proceed once the Township is satisfied that the requirements of this section have been met and the UCPR has approved the plan of subdivision.

5.0 HERITAGE RESOURCES

The Township recognizes the importance of cultural heritage resources within these villages. Therefore, the goal of the Township is to encourage the identification, conservation, protection, restoration, maintenance, and enhancement of cultural heritage resources. All new development permitted by the policies of this Plan shall have regard for 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.

Cultural heritage resources include, but are not restricted to, built heritage, cultural heritage landscapes, archaeological sites, cemeteries and burials, buildings and structural remains of historical and architectural value, and human-made rural and urban areas or landscapes of historic and scenic interest.

Policies:

1. Council may protect and enhance distinguishing qualities and character of cultural heritage landscapes.
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.
3. Council may explore the creation of a Municipal Heritage Committee (MHC) pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist the Township on matters related to Parts IV, V, and VI of the Act. In addition, the Township may wish to expand the role of the heritage advisory committee to advise and assist the Township on other matters of cultural heritage conservation.
4. Pursuant to the *Ontario Heritage Act*, and in consultation with the MHC, the Township may, by by-law:
 - a. designate properties to be of cultural heritage value or interest;
 - b. define the villages, or any area or areas within the villages as an area to be examined for designation as a heritage conservation district; and
 - c. designate the villages, or any area or areas within the villages, as a heritage conservation district.
5. The Township will lead the community in restoring, rehabilitating, enhancing, and maintaining cultural heritage resources owned by the Township as examples of the proper stewardship of such resources, as funding becomes available.
6. In all designations, the Township will ensure that appropriate care is taken to preserve mature trees and other vegetation of heritage significance and/or scenic value. 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 Township, except where removal is necessary because of disease damage, or to ensure public health and safety.

7. The Township recognizes that there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within the boundaries of the Villages. The Township may 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 Culture (MCL), as well as licensing requirements developed under the *Ontario Heritage Act*.
8. Areas of archaeological potential include when the lands in question contain or are located within at least one of the following:
 - a. 250 metres of a known archaeological site;
 - b. 300 metres of a primary water source, such as a lakeshore, river or large creek;
 - c. 300 metres of an ancient water source identified by a beach ridge, riverbed;
 - d. 200 metres of a secondary water source, such as a wetland, marsh, small creek, spring;
 - e. 10 metres of a cemetery dating prior to 1945 (WWII);
 - f. elevated topography (knolls, drumlins, eskers, plateaus, etc.);
 - g. pockets of sandy soil in a clay or rocky area;
 - h. unusual land formations (mounds, caverns, waterfalls, etc.);
 - i. an extractive area (for food or scarce resources);
 - j. non-aboriginal settlement features (monuments, cemeteries);
 - k. historic transportation features (road, rail, portage);
 - l. designated property (refer to Municipal Heritage Committee);
 - m. local knowledge associated to property with historic events, activities or occupations.
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.
10. The retention, renewal, and conservation of commercial built resources of historic and cultural heritage value or interest will be encouraged if they are affected by an application for development or redevelopment. The effects of such development plans on the character of the surrounding area will also be considered and a heritage impact statement to significant built and cultural heritage landscapes may be required. The impact of such development plans on the character of the surrounding area will also be considered.
11. Council shall ensure adequate archaeological assessment and consult with appropriate government agencies, including the Ministry of Tourism and Culture 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 *Cemeteries Act* shall apply.

12. The Township may utilize available government or non-government funding assistance programs to assist in the implementation of cultural heritage conservation policies. The Township, where appropriate, will co-operate with other levels of government, as well as private agencies and individuals, in the conservation of cultural heritage resources in the Township.
13. 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.

Alteration, Removal or Demolition

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:

1. 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.
2. The architectural, and/or historical, and/or contextual significance of a building will be considered at the time of application for demolition.
3. Council will participate, wherever feasible, in the conservation of cultural heritage resources by conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works.
4. 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.

Alteration or Demolition on Adjacent Lands

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 Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes, and integrity of the protected heritage property are retained. 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, municipal road or County 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 Statement 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.

6.0 VILLAGE DESIGN GUIDELINES

Village Design Guidelines included in Appendix 1, are ideas on how the Township of Champlain would like to influence the built environment as these urban areas mature and evolve. The guidelines may be applied in all or in specified designations in the Plan.

As part of a development application (i.e., Site Plan, Plan of Subdivision), the proponents of development (landowners, architects, planners) must demonstrate, how individual proposals reflect the following considerations and further the design objectives of the Township. The Township may amend the Village Design Guidelines without the need to amend this Official Plan.

6.1 SUBDIVISION DESIGN FOR RESIDENTIAL DEVELOPMENT

The following guidelines apply to residential development throughout the villages. The Township may develop more detailed Design Guidelines based on the intent of the following section. The purpose of these guidelines is to create a healthy and sustainable community by ensuring that districts, neighbourhoods and streets are well designed and fit with their surroundings. The overall character of the street is most important and should reflect the following components:

- Interesting architecture and a variety of materials and colours
- Streetscape details including sidewalks, street trees and quality streetlights
- Door and windows that face the street
- Garages that are no closer to the street than the front door
- Buildings that are close to the street (but not so close that a vehicle cannot be parked in the driveway without overhanging onto the sidewalk or the street)
- Short blocks and wide rather than narrow lots
- A mix of housing types within each block or among blocks
- Porches should be integrated with the overall building design and not appear as add-ons
- Sometimes have a consistent front yard setback and sometimes have a varied setback, particularly for townhouses
- Buildings that overlook parks and creeks

Guidelines:

1. A modified grid pattern should be used and modified to today's operating requirements. Suburban-style road patterns, such as curvilinear streets, P-loops, and dead ends should be avoided.
2. Existing constraint lands and natural and built features that provide a sense of place and link to the area's past should be retained. Hedgerows, rock cuts, flood-prone areas, old fences and mature stands of trees are examples.
3. Where development abuts waterways, parks, forests or farmland, the pattern of roads and lots should be configured so that the public can see and access these features. To this end, road patterns should be configured to take advantage of these features by

using single-load roads with buildings that overlook the feature. Roads should also be configured to terminate onto the feature, thus creating a vista down the street.

4. Development should provide pathway connections and, where possible, these pathways should link with the village's pathway network.
5. Sustainability measures, such as solar orientation, energy conservation and the greening of the village, should be encouraged and supported in the design of subdivisions.
6. There should be an appropriate transition in built form between areas where heights and/or use are different.
7. Large-lot, village style detached dwellings should be mixed with other types of dwellings along targeted and highly visible streets. These village-style streetscapes contain some or all of the following features:
 - a. Larger lots;
 - b. Wooden or rock fences and hedgerows;
 - c. Garages as separate buildings either beside or behind the principal building;
 - d. Natural driveways where only the tire treads are hard-surfaced, or where the driveway is made of permeable material; and
 - e. Small ornamental flower gardens.
8. Setbacks from the curb or sidewalk to the abutting building elevation should:
 - a. Be close enough to create a sense of intimacy along the streetscape;
 - b. Be setback further than suburban buildings;
 - c. Provide enough space to park a vehicle; and
 - d. Provide enough space to plant a tree in the front yard.

Variation in Design:

9. To avoid repetition, a variety of attached and detached building types that include a range of design features should be provided along each street or block.
10. For attached dwellings, block lengths should be 5 units or less, with the maximum block length of 6 units used sparingly.
11. For detached dwellings:
 - a. Use wide, short lots rather than narrow, deep lots because they feel more spacious and less dense.
 - b. Do not replicate the same design next door, across the street or on either side across the street.
 - c. Use wrap-around porches on corner lots.

Garages and Other Accessory Buildings:

12. A mix of non-attached and attached garages is encouraged, with the non-attached buildings being located in the rear yard.

13. Attached garages should be predominantly in-line or recessed from the main front or exterior side elevation of the house.

Landscaping, Fencing and Parking:

14. Street trees, landscaping and pedestrian lights should be incorporated into development.
15. Sufficient screening, landscaping and wide side yards should be provided to minimize the impact of abutting non-residential uses.
16. Signage and street names should reflect the area's village character.

6.2 STREETScape DESIGN ALONG ROADS

The Road Corridor Planning and Design Guidelines for roads will be used to guide future roadway development. The table below outlines the appropriate village-style rights-of-way and streetscapes for the community. To that end, collector roads and right-of-way protections have been depicted on Schedules A2 and B2 in accordance with the UCPR OP. It is understood that specific right-of-way requirements will be determined through detailed engineering processes.

VILLAGE-STYLE STREETScapeS

<p>TRADITIONAL VILLAGE MAINSTREET (Within Village Core designation)</p>	<ul style="list-style-type: none"> • Street trees, pedestrian lighting and unit pavers in the outer boulevard • Sidewalks on both sides of the street • Buildings to face street and built close to street with no parking allowed in the front yard • Curbs and catch basins • On-street parking on both sides of street • Improvements should be undertaken simultaneously with other Public Works Projects 	<p>VILLAGE COLLECTOR (Minor collector outside Village Core)</p>	<ul style="list-style-type: none"> • Sidewalks on one side of the street • Curbs and catch basins • Grass and trees to be in the outer boulevard • On-street parking on one side of the street • UCPR OP ROW requirement is 26 m • Improvements will need to be undertaken in collaboration with the UCPR Public Works Department
<p>VILLAGE LOCAL</p>	<ul style="list-style-type: none"> • Street trees, pedestrian lighting • Curbs and catch basins • On-street parking on both sides of street • 20 m ROW to be protected 		

7.0 IMPLEMENTATION

1. The Official Plan shall be adopted by Township Council and approved by the UCPR as the policy direction for the Urban Areas of the Township of Champlain.
2. This Official Plan must be read in conjunction with provincial policies and the UCPR Official Plan. Other implementation tools under the *Planning Act*, such as Plan of Subdivision, Community Improvement Policies, etc. are described in the UCPR Official Plan and may be used by the Township in accordance with the *Planning Act*.
3. Unless otherwise specified, an amendment to this Official Plan (OPA) shall be required for any substantive change including, for example a change from industrial to residential. In these instances the provisions in the Plan will automatically be changed with the OPA.
4. An amendment to the Plan (as a concurrent process to a zoning or subdivision application) shall be required for any substantive change to a policy or Schedule contained in the Plan.
5. Minor, non-substantive changes to the Plan or interpretations to the Village Design Guidelines shall be made at the discretion of Township Council. In these cases, subdivision, site plan and zoning approval by the Township or UCPR constitute approval of the change or interpretation of the provisions of the Plan.

Achieving Affordable Housing Targets:

6. Affordable housing will be required in accordance with policies contained in the UCPR OP which defines affordable housing as rental or ownership housing, for which a low or moderate-income household pays no more than 30% of its gross annual income. The Official Plan directs that 25% of all new housing development and redevelopment is to be affordable to households at or below the 30th income percentile for rental and at or below the 30th income percentile for ownership. For the current year, the rent at the 30th income percentile is \$420 and the price of a home at the 30th income percentile is \$124,000 (Source: MMAH, October 2006 for the UCPR). These numbers will be adjusted over time in accordance with inflation and the consumer price index. Therefore, within these urban areas a minimum of approximately 25% of all housing should be within the above-noted affordability range, assessed at the time of subdivision approval.

Parks:

7. With regards to parks, the following shall apply:
 - a. As development proceeds, innovative implementation strategies may be explored in order to ensure the timely advancement of municipal infrastructure and community facilities.
 - b. The specific locations of parks in the Development Lands will be determined through the development review process.
 - c. The Township may use the mechanisms under the *Planning Act* for parkland dedications.

- d. The Township may explore a development charges By-law to cover certain projects and improvements such as parks, open space, and pathways.

Level of Service:

8. The Township will maintain an adequate level of service of its infrastructure to support a sustainable and livable community. Development applications will need to demonstrate adequacy of municipal services and servicing options. The timing and pace of development will be influenced by the availability of required infrastructure – roads and services – to support growth. Development timing is difficult to predict, however, there are sufficient residential and employment lands to accommodate growth over the next 20 years. It should be noted that the timing of improvements will be influenced by development timing and funding arrangements that need to examine municipal budget priorities, development charge requirements, and viable front-ending agreements.

Water, Storm, and Sanitary Sewers:

9. The urban areas are serviced by a municipal wastewater collection system, municipal water system and stormwater collection system. There are sufficient designated and available lands, and sufficient servicing capacity to provide at least a 3 year supply of residential units.

Transportation:

10. The timing for transportation projects will be in large part tied to municipal budget priorities and Transportation Impact Studies (TIS) that accompany development applications. The TIS will assess current and future traffic and pedestrian movement conditions to determine the timing of the required roadway and pedestrian improvements.

Subdivisions and Site Plans:

11. The Township will seek to develop development and technical guidelines in regards to Subdivision and Site Plan Developments. As part of development, the Township will impose closed ditches.

7.1 SITE PLAN CONTROL BY-LAW

Site plans are detailed plans of a site indicating the location of buildings and structures, access, parking, landscaping, and so on. This is a control on the form and quality of the development, which does not abrogate the development rights of the owner according to the Zoning By-law. The general objective of the Township in proposing Site Plan Control is to assure that the impact of major developments is positive rather than negative, through a flexible control over the location and nature of things that are difficult to define in a Zoning By-law, such as: landscaping and buffering, grading, drainage, lighting and vehicular and pedestrian access. Minor developments, such as single family dwellings, generally do not require this type of control. This control is most suitable for industrial, commercial and medium density residential developments or for development where

special site conditions exist. In addition, the Site Plan Control mechanism provides for development agreements dealing with the Site Plan, maintenance of facilities and other related matters.

The whole of these urban areas are designated as a Site Plan Control Area.

As a condition of a Site Plan Control By-law, the Township may require road widening for those roads outlined in Section 6.2 to a maximum width as proposed in those policies.

Prior to the submission of an application for Site Plan Control, the applicant shall arrange a pre-consultation meeting. For the purposes of the Site Plan Control By-law, the Township proposes to require drawings showing plan, elevation and cross-section views for all commercial, industrial, institutional, multiple residential dwellings, including mixed-use buildings. Further, the Township may require applicants to provide details regarding: matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings and their sustainable design; the sustainable design elements on any adjoining highway under the Township's jurisdiction, including, without limitation, trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and facilities designed to have regard for accessibility for persons with disabilities.

8.0 CONSULTATION AND APPLICATION REQUIREMENTS

8.1 PRE-CONSULTATION

1. The Township shall make staff (or consultant) available for pre-consultation for all development applications for which it is the approval authority, and will also be available for pre-consultation for Official Plan Amendments and Plans of Subdivisions.
2. Township Council shall require that all applications under the *Planning Act* pre-consult with the Township or its representative.
3. Township Council shall require that all applications for Official Plan Amendment, Plan of Subdivision and Consents be presented to staff prior to submission to the County. Staff could elect to bring these matters forward to Planning Committee, and/or Council for recommendation(s).

8.2 DEVELOPMENT APPLICATIONS: REQUIRED INFORMATION AND MATERIAL

1. As per the *Planning Act*, Council or its designated approval authorities may require applicants to provide additional information or material to accompany the following development applications:
 - a. Official Plan Amendments;
 - b. Zoning By-law Amendments;
 - c. Applications for Plan of Subdivision or Condominium
 - d. Applications for Site Plan Control;
 - e. Consent Applications (Lot Creation, Lot Line Adjustment, Permissions, etc.); and
 - f. Applications for Minor Variance.
2. In addition to the information and materials required under the *Planning Act* and any other legislation or regulation, as amended, the Township, or its representative, shall confirm which of the following must be provided by the applicant at the time of the pre-consultation regarding a development proposal for a planning approval listed in Section 8.3.4 of this Plan and any studies identified by the Township or UCPR OP.

8.3 DEVELOPMENT APPLICATIONS: ADDITIONAL STUDIES AND ASSESSMENTS

1. In addition to the requirements of Section 8.3.4 of this Plan, additional information in the form of the studies or assessments listed in this Section may be required in order to consider a planning application complete.
2. The additional information will be required as part of a complete application in order to ensure that all relevant and required information and material pertaining to a planning application is available at the time of submission to enable Council and/or its designated approval authorities to make informed decisions within the prescribed time periods, and also ensure that the public and other stakeholders have access to all relevant information early in the planning process.

3. The number and scope of studies and assessments to be required for the submission of a complete application shall be in keeping with the scope and complexity of the application.
4. The additional information or material that may be required includes, but is not limited to, the studies and assessments listed below and by the UCPR Official Plan:
 - a. Air Quality / Dust / Odour / Noise Study;
 - b. Archaeological Assessments;
 - c. Compatibility Assessments;
 - d. Concept Plans;
 - e. Environmental Impact Assessments / Audits / Previous Land Use Inventories;
 - f. Site-Specific Risk Assessments;
 - g. Financial Impact Assessments / Analyses;
 - h. First Nations Consultations;
 - i. Flood Plain Management / Slope Stability Reports;
 - j. Geotechnical Studies;
 - k. Groundwater Nitrate Impact Assessment;
 - l. Heritage Impact Statements;
 - m. Hydrogeological Reports;
 - n. Hydraulic Analysis;
 - o. Ice Throw Reports;
 - p. Influence Area Studies;
 - q. Landscaping Plans;
 - r. Market Justification / Impact Assessments;
 - s. Micro-Climatic Impact Assessments;
 - t. Natural Heritage Evaluation / Impact Studies;
 - u. Parking and/or Loading Studies;
 - v. Planning Justification / Rationale;
 - w. Servicing Reports;
 - x. Shadow Impact / Flicker Studies;
 - y. Site Rehabilitation Plans;
 - z. Stormwater Management / Master Drainage Plans;
 - aa. Structural Engineering Analyses;
 - bb. Transportation / Traffic Impact / Access Analyses;
 - cc. Tree Inventory / Tree Preservation / Tree Protection Plans;
 - dd. Village Design Brief or Study / Guidelines;
 - ee. Visual Impact Studies.

Notwithstanding the required studies and assessments listed above, Council may ask for any additional information that is considered reasonable and necessary in order to make a decision on a development application.

The Township or approval authorities may require any of the studies or assessments noted above to be peer reviewed on behalf of the Township at the proponent's expense.

APPENDIX 1

VILLAGE DESIGN GUIDELINES

THE VILLAGE CORE

Enhancing the Village core areas is reflected in several of the visionary principles – protect and enhance the area’s historic village character. The Village Core areas are identified on Schedules A1 and B1 to this Plan. This is the place that best reflects the history, rural roots, small-town character and heritage architecture of these areas. It is also a place that is an important transportation corridor. Renewal and on-going redevelopment in the Village Core is dependent on the land use policies, the employment strategy and the design guidelines contained in this Plan.

Guideline:

1. The guidelines and illustrations contained in this Appendix serve as a guide for future development in the Village Core. Council may wish to develop a more detailed set of Design Guidelines for specific land use designations.

L'ORIGINAL VILLAGE CORE

The vision for the Core area is based on providing some degree of compatible ‘mainstreet’ evolution. This vision would see this area evolve into a revitalized and reinvested mainstreet recapturing the once prominent commercial, civic and cultural activities. Suggested improvements include: i) pedestrian crosswalks, ii) pedestrian bump-outs at intersections, iii) wide sidewalks, iv) unit pavers and street trees in the boulevard, v) outdoor sitting areas, vi) buildings close to the street, vii) tasteful pedestrian-scale signage and viii) lots of windows and doors facing the street.



Source: Township of Champlain

VANKLEEK HILL VILLAGE CORE

The vision is to have the Core area transform into a place that is the identifiable centre of Vankleek Hill, as a destination. Suggested improvements include: i) elevation improvements to key public and commercial buildings, ii) landscape improvements, iii)

redevelopment of various properties, iv) outdoor plaza's for public use at various corners, v) bump-outs and pedestrian crosswalks at key intersections.



Source: Township of Champlain

VILLAGE-WIDE BUILDING DESIGN

The following guidelines generally apply to all buildings throughout the Village of L'Orignal and Vankleek Hill.

Guidelines:

1. New buildings and additions should be of their own time and should harmonize with the existing heritage and rural character in the Villages. They should:
 - a. Use design elements inspired by buildings of heritage interest in the villages or by buildings and landscape features in other villages and towns in Eastern Ontario.
 - b. Reflect the existing colours and materials in the villages such as clay brick, grey stone/blocks or wood siding or use high-quality, modern and colourful materials that complement the village character.



Source: Township of Champlain

Buildings of Heritage Interest:

2. Any application to alter an existing building, which is listed on the Heritage Reference List or Registry, should be reviewed with consideration given to the impact of the proposed alteration on the heritage character and setting of the building. Alterations should retain and enhance the existing historical and architectural quality of the building and the site.

3. Any application to construct a new building or addition adjacent to a property that contains a building on the Heritage Reference List or Registry should be reviewed with consideration given to its potential to enhance the heritage character of the building and the street along which it is located.



Source: Township of Champlain

THE EASTERN ONTARIO WAY

The following sections are extracted from the Eastern Ontario Visual Character website (www.eovc.ca) and serves to provide a larger picture of design considerations and character across Eastern Ontario. Development should reflect or complement the building shapes, colours, materials, building details and landscape features highlighted in the following set of illustrations.

RESIDENTIAL

Houses in Eastern Ontario are generally one or two-storey detached dwellings, most ranging from 70 m² (750 ft²) to 232 m² (2,500 ft²), with some larger historic and contemporary mansions. There are also duplexes, triplexes, semi-detached dwellings, townhouses, and small apartments spread throughout most communities.

The following images, from the Eastern Ontario Visual Character website, depict some of the distinctive features that add to the visual character of houses in Eastern Ontario. These include door and window shapes and details, fascia edging, porch details, building materials and colours.



Source: www.eovc.ca

VILLAGE CORE (MAINSTREETS)

Village Cores or Mainstreets are the historic spines of towns and villages and one of the most outstanding features of Eastern Ontario. In most cases, they are single, linear streets along which the community's social and economic activities are centred. This is

where most of the town halls, churches, retail stores and personal service businesses are or were located. The continuous and compact buildings and the architectural styles that characterize these Core areas and mainstreets distinguish them from their surroundings. Recent development in towns and villages has attempted to emulate mainstreets in an effort to avoid the generic patterns of post-war suburbs.

Mainstreets, located in English villages, are characterized by purpose-built, two to three storey, red brick or stone commercial buildings. In the French villages, they are characterized by wood frame commercial buildings and converted residential buildings with multiple additions.



Source: www.eovc.ca

Commercial and mixed use buildings within the Core areas (mainstreet) are usually one to four storeys with narrow or no space between them, forming streetwalls that define the edge of roads and sidewalks. These areas have become the central shopping and cultural gathering places within each community. Most communities are exploring ways to re-use the upper floors of these buildings as work and living spaces and to increase the number of residential units around them. The following are elements of commercial and mixed use buildings with Core areas:

- Older mainstreet buildings commonly have flat roofs with lots of decorative detailing and impressive windows, doorways and cornice lines, typically derived from classical architecture.
- French-Canadian buildings are normally modest wooden or stone structures with distinctive rooflines and fewer decorative details. They were built close to the street, originally as homes, but have since been added on to and converted to commercial.
- The store fronts are finely designed and constructed with display windows and elegant signs.
- In smaller towns and villages, many commercial buildings are converted houses (usually with porches).
- Typical building materials include: white/grey limestone, yellow/brown granite stone and red or natural, earth-tone brick.



Source: www.eovc.ca

CIVIC

There are numerous examples of older high quality institutional buildings, such as town halls, post offices and schools that are found in almost all communities. Features include elements such as:

- Soaring towers some with clocks and/or steep roofs forming dramatic skylines;
- Symmetrical design and extensive use of local stone work to reflect the historically proper sense of authority/permanency for large institutional buildings, and;
- Lots of decorative details around doors, windows and cornice lines.



Source: www.eovc.ca

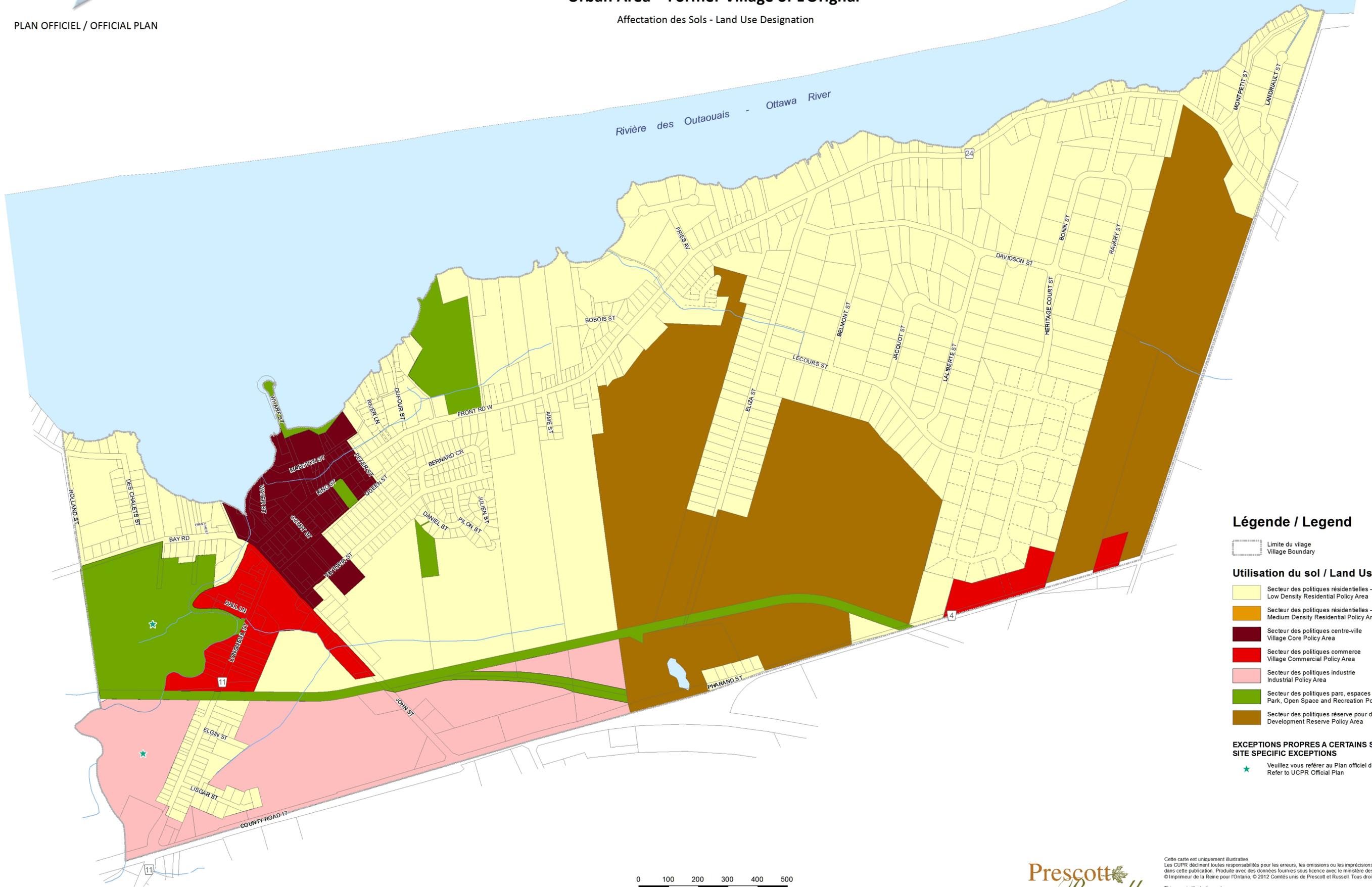


PLAN OFFICIEL / OFFICIAL PLAN

Annexe A1 - Schedule A1

Aire urbaine - Ancien village de L'Original Urban Area – Former Village of L'Original

Affectation des Sols - Land Use Designation



Légende / Legend

--- Limite du village
Village Boundary

Utilisation du sol / Land Use

- Secteur des politiques résidentielles – faible densité
Low Density Residential Policy Area
- Secteur des politiques résidentielles – densité moyenne
Medium Density Residential Policy Area
- Secteur des politiques centre-ville
Village Core Policy Area
- Secteur des politiques commerce
Village Commercial Policy Area
- Secteur des politiques industrie
Industrial Policy Area
- Secteur des politiques parc, espaces libres et loisirs
Park, Open Space and Recreation Policy Area
- Secteur des politiques réserve pour développement
Development Reserve Policy Area

EXCEPTIONS PROPRES A CERTAINS SITES SITE SPECIFIC EXCEPTIONS

- ★ Veuillez vous référer au Plan officiel des CUPR
Refer to UCPR Official Plan

Prescott
Russell

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PLAN OFFICIEL - OFFICIAL PLAN

Annexe A2 - Schedule A2

Aire urbaine - Ancien village de L'Original Urban Area - Former Village of L'Original

Ressources Naturelles - Natural Resources
Santé et Sécurité Publiques - Public Health and Safety
Transports - Transportation



Rivière des Outaouais - Ottawa River

Légende / Legend

--- Limites du village
Village Boundary

SERVICES

▨ Secteur des développements - services partiels
Partial Service Development Area
▨ Secteur des développements - services complets
Full Service Development Area

AUTRES OTHER

H Édifices patrimoniaux
Heritage Buildings

ÉLIMINATION DES DÉCHETS WASTE MANAGEMENT

■ Site de traitement des eaux usées
Municipal Waste Water Treatment Site

PATRIMOINE NATUREL NATURAL HERITAGE

— Habitat du poisson
Fish Habitat
— Habitat du poisson
Fish Habitat
▨ Zones inondables
Floodplain
— Pentes instables
Unstable Slopes
— Chemin de fer
Railroad

TRANSPORT TRANSPORTATION

— Artère primaire
Primary Artery
— Collecteur majeur
Major Collector
— Collecteur mineur
Minor Collector
— Chemin local
Local road
— Chemin non ouvert
Unopened Road
— Emprise 20 mètres
Righ of Way 20m
— Emprise 26 mètres
Righ of Way 26m
— Emprise 30 mètres
Righ of Way 30m
— Trottoir
Sidewalk
- - - Sentier récréatif
Recreational Trail
- - - Sentier récréatif proposé ou future
Future or Proposed Recreational Trail



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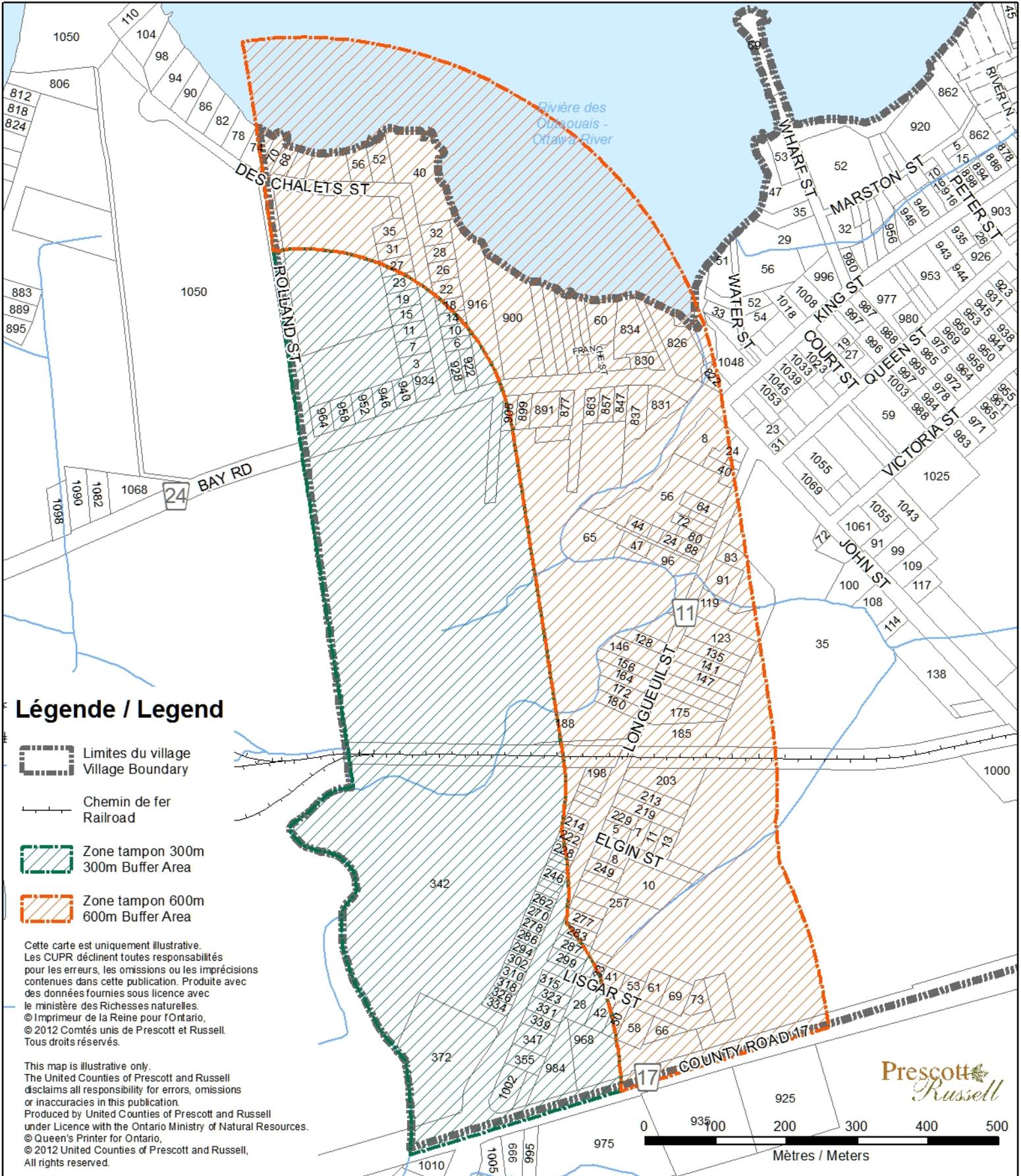


Aire urbaine - Ancien village de L'Original
Urban Area - Former Village of L'Original

Distances de séparation - Ivaco Rolling Mills
 Separation Distances - Ivaco Rolling Mills



PLAN OFFICIEL - OFFICIAL PLAN

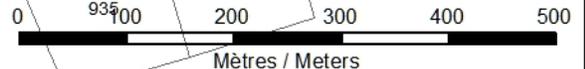


Légende / Legend

-  Limites du village
Village Boundary
-  Chemin de fer
Railroad
-  Zone tampon 300m
300m Buffer Area
-  Zone tampon 600m
600m Buffer Area

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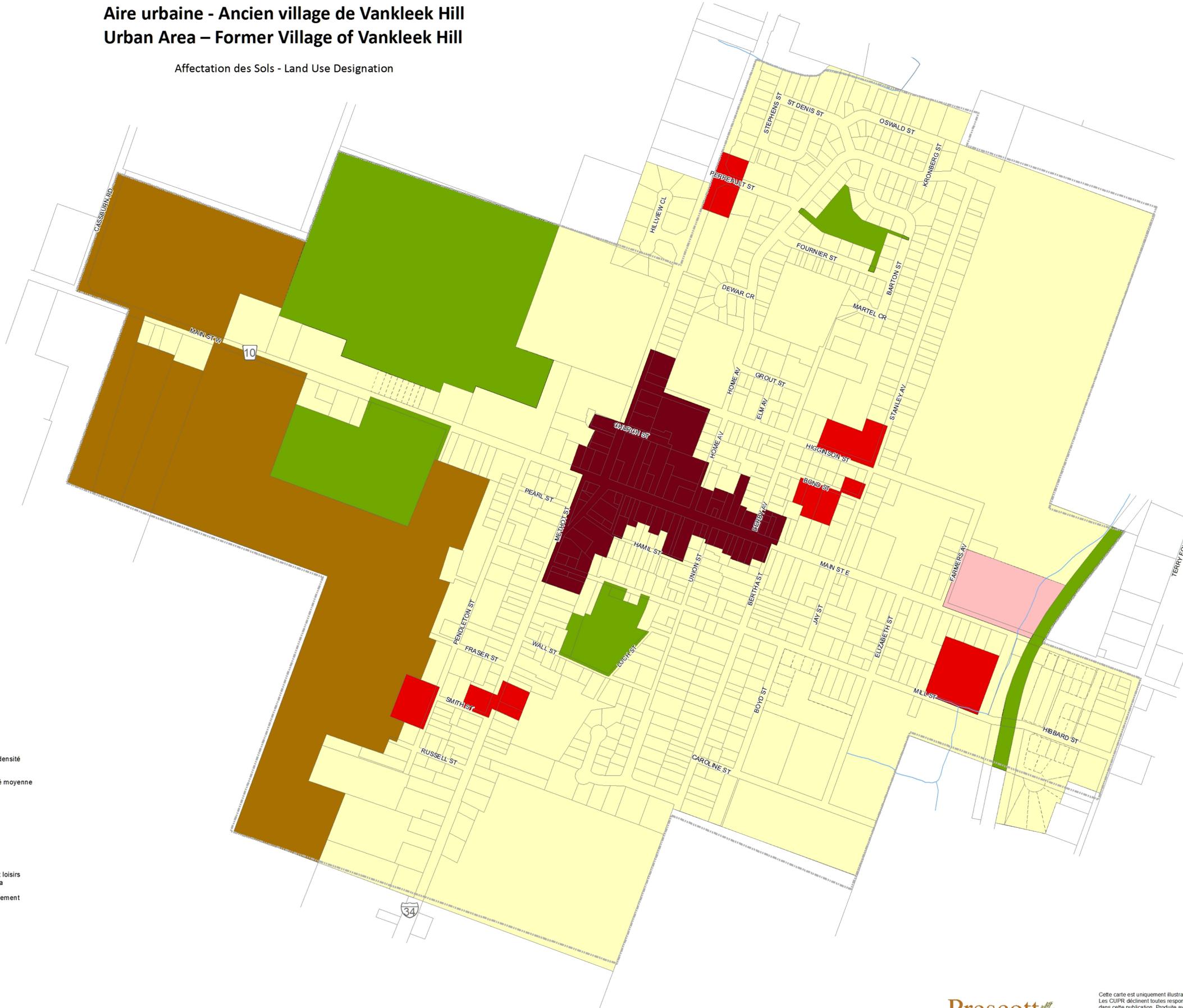


Aire urbaine - Ancien village de Vankleek Hill Urban Area – Former Village of Vankleek Hill

Affectation des Sols - Land Use Designation



PLAN OFFICIEL / OFFICIAL PLAN



Légende / Legend

- Limites du village
Village Boundary
- Secteur des politiques résidentielles – faible densité
Low Density Residential Policy Area
- Secteur des politiques résidentielles – densité moyenne
Medium Density Residential Policy Area
- Secteur des politiques centre-ville
Village Core Policy Area
- Secteur des politiques commerce
Village Commercial Policy Area
- Secteur des politiques industrie
Industrial Policy Area
- Secteur des politiques parc, espaces libres et loisirs
Park, Open Space and Recreation Policy Area
- Secteur des politiques réserve pour développement
Development Reserve Policy Area



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Annexe B2 - Schedule B2

Aire urbaine - Ancien village de Vankleek Hill Urban Area – Former Village of Vankleek Hill

Ressources Naturelles - Natural Resources
Santé et Sécurité Publiques - Public Health and Safety
Transports - Transportation



Légende / Legend

Limites du village
Village Boundary

AUTRES OTHER

H Édifices patrimoniaux
Heritage Buildings

PATRIMOINE NATUREL NATURAL HERITAGE

Habitat du poisson
Fish Habitat
Habitat du poisson
Fish Habitat

SANTÉ ET SÉCURITÉ PUBLIQUE PUBLIC HEALTH AND SAFETY

Sols organiques
Organic Soils
Chemin de fer
Railroad

TRANSPORT TRANSPORTATION

Route provinciale
Provincial Highway
Artère primaire
Primary Artery
Collecteur majeur
Major Collector
Collecteur mineur
Minor Collector
Chemin local
Local road
Emprise 20 mètres
Righ of Righ 20m
Emprise 26 mètres
Righ of Way 26m
Emprise 30 mètres
Righ of Way 30m
Trottoir
Sidewalk
Sentier récréatif
Recreational Trail



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J.L. Richards & Associates Limited

Ottawa

864 Lady Ellen Place
Ottawa ON Canada
K1Z 5M2
Ph: 613 728-3571
Fax: 613 728-6012

Kingston

203-863 Princess Street
Kingston ON Canada
K7L 5N4
Ph: 613 544-1424
Fax: 613 544-5679

Sudbury

217-469 Bouchard Street
Sudbury ON Canada
P3E 2K8
Ph: 705 522-8174
Fax: 705 522-1512

Timmins

201-150 Algonquin Boulevard East
Timmins ON Canada
P4N 1A7
Ph: 705 360-1899
Fax: 705 360-1788

North Bay

200-175 Progress Road
North Bay ON Canada
P1A 0B8
Ph: 705 495-7597
Fax: 705 495-6692

Hawkesbury

362 Bertha Street
Hawkesbury ON Canada
K6A 2A8
Ph: 613 632-0287
Fax: 613 632-7603

Email: info@jlrichards.ca

Website: www.jlrichards.ca