

# Town of Prescott

## Draft Official Plan



**PRESCOTT**  
EST 1784  
THE FORT TOWN

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## Table of Contents

<b>1.0</b>	<b>Introduction to the Official Plan</b> .....	<b>1</b>
1.1	Purpose of the Official Plan [Renamed from Section 1.1 Introduction] .....	1
1.2	Effect of the Official Plan [Renamed and moved from Section 1.4 Legislative Context] .....	1
1.3	How to Read this Official Plan [Parts moved from Section 1.4 Legislative Context and 1.5 Plan Structure] .....	2
1.4	Vision and Guiding Principles [Moved from Section 1.2] .....	3
1.4.1	Our Vision .....	3
1.4.2	Our Guiding Principles .....	3
1.5	Planning Context [Moved from Section 1.3] .....	4
1.5.1	Growth Management [New Section] .....	5
1.5.2	Land Use Pattern .....	5
<b>2.0</b>	<b>General Land Use Policies [Moved from Section 3.0 General Development]</b> .....	<b>7</b>
2.1	Accessory Uses, Buildings, or Structures [New Section] .....	7
2.2	Compatibility and Built Form [New Section] .....	7
2.2.1	Goals [New and Moved from Section 3.7.1] .....	7
2.2.2	Policies .....	8
2.3	Economic Development [Moved from Section 3.1] .....	13
2.3.1	Goals .....	13
2.3.2	Policies .....	13
2.4	Energy Conservation, Air Quality and Climate Change [Moved from Section 3.8] .....	16
2.4.1	Goals .....	16
2.4.2	Policies .....	16
2.5	Housing [Moved from Section 3.5] .....	18
2.5.1	Goals .....	18
2.5.2	Policies [Rearranged in alphabetical order] .....	18
2.6	Source Water Protection [Moved from Section 3.9] .....	24
2.6.1	Overview .....	24
2.6.2	Vulnerable Areas .....	25
2.6.3	Prohibited Uses .....	25

2.6.4	Risk Management Official Exemption .....	25
2.6.5	Development Review.....	25
2.6.6	Maintenance and Management Measures [Moved from Section 4.2.2].....	25
2.7	Cross-jurisdictional Coordination [Moved from Section 3.10].....	26
2.7.1	Goal .....	26
2.7.2	Policies.....	26
2.8	Urban Agriculture [New Section].....	27
2.8.1	Goal .....	27
2.8.2	Policies.....	27
2.9	Waterfront Development [Moved from Section 3.3] .....	27
2.9.1	Goals.....	27
2.9.2	Policies.....	28
<b>3.0</b>	<b>Land Use Designations [Moved from Section 2.0] .....</b>	<b>30</b>
3.1.1	Land Use Schedules [Moved from 2.1.11].....	30
3.2	Residential [Consolidated from Sections 2.1.2 and 2.2].....	30
3.2.1	Goals.....	31
3.2.2	Policies.....	31
3.2.3	R-1 Special Policy Area: Hyde and Wood Streets .....	33
3.3	Commercial [Consolidated from Sections 2.1.3, 2.1.4, and 2.3].....	34
3.3.1	Goals.....	34
3.3.2	Policies.....	35
3.4	Downtown Core [Consolidated from Sections 2.1.5 and 2.5].....	38
3.4.1	Goals.....	38
3.4.2	Policies.....	39
3.5	Employment Area [Consolidated from Sections 2.1.6 and 2.6].....	41
3.5.1	Goals.....	42
3.5.2	Policies.....	42
3.6	Institutional [Consolidated from Sections 2.1.8 and 2.7] .....	44
3.6.1	Goals.....	45
3.6.2	Policies.....	45
3.7	Parks and Open Space [Consolidated from Sections 2.1.9 and 2.8].....	46



3.7.1	Goals.....	46
3.7.2	Policies.....	46
3.8	Highway 401 Corridor [Consolidated from Sections 2.1.7 and 2.9].....	48
3.8.1	Goals.....	48
3.8.2	Policies.....	48
<b>4.0</b>	<b>Natural Heritage, Cultural Heritage, and Development Constraints [New Section] .....</b>	<b>50</b>
4.1	Environmental and Natural Heritage Management [Moved from Section 3.2].....	50
4.1.1	Goals.....	50
4.1.2	Policies.....	50
4.2	Cultural Heritage Resources [Moved from Section 3.4] .....	60
4.2.1	Goals.....	60
4.2.2	Policies.....	60
4.3	Hazards [New Section].....	65
4.3.1	Goals.....	65
4.3.2	Natural Hazards Policies [New Section] .....	65
4.3.3	Human-Made Hazards Policies .....	68
4.4	Mineral Aggregate Resources [New Section] .....	70
4.4.1	Goals.....	70
4.4.2	Policies.....	70
<b>5.0</b>	<b>Community Services and Transportation [Moved from Section 4.0] .....</b>	<b>73</b>
5.1	Traffic and Circulation .....	73
5.1.1	Goals.....	73
5.1.2	Policies.....	74
5.2	Public Services and Utilities .....	79
5.2.1	Goals.....	79
5.2.2	Policies.....	79
5.3	Stormwater Management [New Section] .....	80
5.4	Waste Management [Moved from Section 4.3].....	81
5.4.1	Goals.....	81
5.4.2	Policies.....	81

<b>6.0</b>	<b>Implementation [Moved from Section 5.0]</b> .....	<b>83</b>
6.1	Community Improvement [Moved from Section 3.6] .....	83
6.1.1	Goals.....	83
6.1.2	Policies.....	83
6.2	Implementation Tools .....	87
6.2.1	Goals.....	87
6.2.2	Policies.....	87
6.3	Indigenous Engagement [New Section].....	88
6.3.1	Goals.....	88
6.3.2	Policies.....	88
6.4	Interpretation and Monitoring [Moved from Section 5.5].....	88
6.4.1	Goals.....	89
6.4.2	Policies.....	89
6.5	Land Use Controls [Moved from Section 5.2] .....	91
6.5.1	Goals.....	91
6.5.2	Policies.....	91
6.6	Legal Non-Conforming Uses .....	99
6.6.1	Goals.....	100
6.6.2	Policies.....	100
6.7	Official Plan Amendments .....	100
6.7.1	Goals.....	101
6.7.2	Policies.....	102
6.8	Planning Applications – Required Information and Materials .....	102
6.8.1	Goals.....	102
6.8.2	Policies.....	103
6.9	Public Consultation and Notification [New Section; Moved from Land Use Controls; Official Plan Amendments; and Planning Applications – Required Information and Materials].....	104
6.9.1	Goals.....	104
6.9.2	Policies.....	104
6.10	Public Works and Finance.....	106
6.10.1	Goals.....	106



6.10.2 Policies.....	106
<b>7.0 Schedules and Appendix [New Section] .....</b>	<b>108</b>

## Schedules

Schedule A – Land Use

Schedule B – Transportation, Servicing and Source Water Protection

Schedule C – Natural Heritage System and Natural Hazards

Schedule D – Mineral Aggregate Resources and Human-made Hazards

Schedule E – Wildland Fire Hazard Areas

## Appendix

Appendix A – Digital Elevation Model

**\*Note:** Revisions to the existing Town of Prescott Official Plan (2018) are shown as follows:

- Additions are shown in blue underlined text
- Deletions are shown in ~~red strikethrough~~
- Text moved from existing Sections or new Sections added are highlighted in grey

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## 1.0 Introduction to the Official Plan

### 1.1 Purpose of the Official Plan [Renamed from Section 1.1 Introduction]

The Town of Prescott Official Plan is the cornerstone document essential for the management of future growth, development, and change in our municipality. The Official Plan establishes a vision, guiding principles, and policies which will guide growth and development, and related land use decisions within the Town’s boundaries for the next 20 years, to the year 2041. Since decisions which implement growth and development have long lasting impacts, it is important to ensure that planning decisions reflect community values as expressed in the Official Plan. This will help move Prescott towards becoming an even more livable community by achieving orderly physical and economic growth while protecting social, cultural, and natural heritage resources.

The Official Plan is intended to be a living document and will be reviewed in accordance with the requirements of the Planning Act. The Plan may be amended to reflect changing circumstances or new priorities. The Plan is both general and long-range, building on past accomplishments while looking to the future as the Town continues to evolve and mature. It was prepared by the Town of Prescott in partnership with the residents of the Town, its community organizations, and the provincial government and its agencies. As such, the policies of the Official Plan represent a balance of interests and points of view.

[Placeholder for Indigenous Land Acknowledgement]

### 1.2 Effect of the Official Plan [Renamed and moved from Section 1.4 Legislative Context]

The Planning Act requires that the Town of Prescott prepare and adopt an Official Plan which covers the full extent of its municipal boundaries. The policies contained herein, together with the Schedules and any amendment(s) which are adopted and finalized pursuant to the Planning Act, constitute the Town of Prescott Official Plan (“the Plan”). This Plan applies to all lands located within the boundaries of the Town of Prescott.

The Official Plan is a policy document, it is not a by-law or a regulation. However, it is a legal document and the policies in this Plan have authority under the Planning Act. The Town’s Official Plan has regard for matters of provincial interest identified in the Planning Act and is consistent with the Ontario Provincial Policy Statement, 2020. Upon adoption of the Official Plan by Council and approved by the Ministry of Municipal Affairs and Housing, the Plan shall guide all planning decisions in the Town. No public or private works shall be undertaken in the Town, and except as provided for under the Planning Act, no By-law shall be passed for any purpose, that does not conform to the policies of this Plan. There is therefore a need for all decision-

making authorities to ensure that any by-laws, permits and authorizations they issue will conform to the intent and policies of this Official Plan.

The Zoning By-law is the main implementation tool of the Official Plan, and will be updated in accordance with the requirements of the Planning Act to ensure that it is in conformity with the policies of this Plan.

### **1.3 How to Read this Official Plan [Parts moved from Section 1.4 Legislative Context and 1.5 Plan Structure]**

The Provincial Policy Statement, 2020 includes definitions of numerous significant terms used in its policies. Those definitions will apply when reading this Plan where the same terms are used, for instance in reference to “development”, “adjacent lands”, or “sensitive land uses”, among others. Where this Plan employs a different meaning for a term defined in the Provincial Policy Statement, this will be specifically identified in the text of the Plan.

The Official Plan and its Schedules must be read as a whole, as more than one section or Schedule may apply to a particular area or matter.

The text of this Official Plan is set out in paragraphs of explanation and numbered and lettered policies. The paragraphs of explanation are to provide further information that establish context, assist in the interpretation of the policies, and help clarify the general intent of the Plan. The paragraphs of explanation are followed by the Town’s goals as they relate to a particular policy issue. Following the goals is a series of policies that represents commitments to specific actions. The policies also provide for protection of the Town’s resources by establishing planning requirements, programs, standards, and criteria for reviewing development proposals.

The use of “shall” in the policies indicates that a statement is binding or that there is a mandatory requirement. The use of “may”, “should” or “would” in the policies indicates that a statement is advisory, not binding, and that details will need to be resolved through the development review process. The use of “should” in policies indicates a Council commitment that the Town is obligated to carry out. The policies are to be implemented through a variety of mechanisms, including the Comprehensive Zoning By-law. In certain circumstances, Special Policy Areas are also established in order to provide further policy direction to address site-specific planning issues which affect the designated areas.

Schedule A of this Plan illustrates the land use designations for the entire geographic boundary of the Town, which are subject to the policies in the Land Use Designations Section of this Plan. Schedules B, C, D, and E contain other land use designations that provide information with respect to the specific location of areas and features and their related policies in other Sections of this Plan.

## 1.4 Vision and Guiding Principles [Moved from Section 1.2]

The policies in this Official Plan were developed on the basis of achieving a stated long-term vision for the future of the municipality. The vision was inspired by the social, historical, and architectural heritage of the Town of Prescott. The vision statement is itself supported by a number of guiding principles which are at the heart of the policies found throughout this Official Plan and which will help guide future decisions.

Future development in the Town of Prescott must proceed in a manner which is in full conformity with the policies of this Official Plan. It is recognized that from time to time there will be land use or development proposals which would not conform with one or more policies in this Official Plan. In these cases, an Official Plan Amendment may be supported, provided the proposal meets the long-term vision and guiding principles of the Plan, as well as all other applicable requirements. Conformity with these guiding principles will serve as a starting point for the review of land use in order to ensure good planning decisions.

### 1.4.1 Our Vision

The following statement is intended as an expression of Council's vision for the future of the Town of Prescott:

The Town of Prescott is dedicated to being a vibrant, progressive and active riverside community. Through the careful management of growth and development, the Town will strive to foster economic growth to ensure long-term prosperity, and to achieve a sense of place respectful of our unique historical, cultural and natural heritage where our citizens can enjoy a quality of life in a destination designed for generations.

### 1.4.2 Our Guiding Principles

1. We will value and conserve our built heritage as we provide for appropriate development to generate residential, recreational, environmental, and economic opportunities respectful of private and public property rights.
2. We will ensure that growth and development occurs through sustainable and economically viable land use development patterns which will include a broad range of uses and a balanced mix of appropriate residential densities.
3. We will help maintain and increase the Town's employment base through clear and transparent land use policies which support the development of commercial, institutional, and industrial opportunities.

4. We recognize the importance of a healthy and vibrant downtown, and will strive to improve our Downtown Core while also protecting and enhancing its historical and cultural amenities.
5. We will protect and enhance our natural environment in a manner which is respectful of land owner concerns and recognizes the need for long-term sustainability.
6. We will ensure appropriate development will not pose a danger to public safety or health or result in negative impacts to quality of life or the environment.
7. We will ensure that effective infrastructure services will be provided in a cost-efficient manner consistent with our asset management strategy, which recognizes development priorities and which has regard for private property, as well as our economic, cultural, and environmental heritage.

The principles which guide land use decisions over the life of this Plan will be anchored in our Strategic Plan's stated values:

- Integrity, accountability, and transparency in decision-making and communication;
- Service efficiency and excellence through the use of technology and new methods to achieve our goals;
- Leadership and teamwork that is collaborative and respectful;
- Commitment to growth and future development; and
- Fiscal, social and environmental responsibility and resilience.

## **1.5 Planning Context [Moved from Section 1.3]**

The Town of Prescott is a single-tier municipality located in Eastern Ontario along the St. Lawrence River. Strategically located along Highway 401, the Town is geographically situated within the United Counties of Leeds and Grenville. It is bound by the St. Lawrence River and the Canada-U.S. International Board to the south. The Township of Augusta is located to the west and north of the Town, and the Township of Edwardsburgh Cardinal is located to the east.

The Town of Prescott occupies a land area of approximately 4.93 km<sup>2</sup>. The Statistics Canada 2016 Census list the Town's population as 4,222.

Prescott is characterized by its eclectic mix of heritage buildings, established residential, commercial and industrial properties and an unparalleled range of recreational facilities as well as a burgeoning area of new residential and industrial development in the northern part of the Town, is well positioned to accommodate future growth.



## Section 1.0 Introduction

The preservation of the Town's identity and heritage is a crucial element to the future of the municipality. As the Town of Prescott continues to develop, it is of significant importance to maximize its natural and cultural assets to progress economic vitality, community development and infrastructure longevity. Accordingly, community design is afforded significant importance in the development of the various policy sections of this Plan.

### 1.5.1 Growth Management [New Section]

A Growth Management and Vacant Land Supply Analysis was completed by Hemson Consulting in February 2020, and included as an appendix to the July 2020 Background Report for the Town of Prescott Official Plan Review, prepared by WSP. The analysis considered current demographic and economic trends, and established population, housing, and employment forecasts for the Town from a 2016 base-year to a 2041 Census year planning horizon. By 2041, the Town is anticipated to reach a population of 4,890 persons, 2,340 households, and an employment base of 2,470 jobs, which represent increases of 560 persons, 320 households, and 220 jobs from 2016.

The analysis assessed whether the supply of vacant residential and employment lands within the Town is sufficient to accommodate the forecasted projections. The capacity of the Town to accommodate growth was tested by applying density assumptions based on current Official Plan policies and on-the-ground verification by Town staff of the identified available vacant land supply. An estimated potential for growth of 1,200 housing units and 900 jobs was identified. As such, the results confirmed that the Town has a sufficient amount of urban designated lands to meet the growth forecast for residential and employment growth to the 2041 horizon.

### 1.5.2 Land Use Pattern

The land use pattern in Prescott is reflective of its small-town origins as a local commercial and industrial service center with surrounding residential neighbourhoods. The Town's commercial focus remains in the Downtown area along the St. Lawrence River waterfront and along Edward Street which leads into Prescott from Highway 401. Some larger-scale commercial uses are beginning to locate along the Highway 401 corridor. Similarly, the Town has also seen increased interest in the development of lands north of Highway 401, including recent commercial and industrial initiatives on Development Drive.

Residential development in Prescott is primarily small-scale and compact and is based on a traditional grid network of streets, particularly south of the CN Railway line. North of the line, residential development is more recent and represents a more suburban form of curving streets and cul-de-sacs. Higher density residential development is generally located close to the commercial core of Downtown.

While a significant portion of the lands immediately adjacent to the Town's boundaries in neighbouring municipalities is currently rural, the following areas are designated for future development. In the Township of Augusta, lands abutting the southwest Town boundary, south of Highway 401, are designated as a rural settlement area (Riverview Heights), primarily for residential development. This Plan anticipates limited extension of the Town of Prescott's water and waste water piped services to facilitate limited development in Riverview Heights subject to a formal water and wastewater agreement approved by both Councils.

In the Township of Edwardsburgh Cardinal to the east, the small hamlet of New Wexford and part of the Prescott Golf Club abut the Town limit south of the CN Railway line. North of the railway line, the remaining Township lands immediately abutting the Town Limit are designated for rural activities. Importantly, however, the partially developed Johnstown Industrial Park is located immediately east of the Prescott Golf Club and New Wexford, between the St. Lawrence River and Highway 401. The industrial park is designated as a Regionally Significant Employment Area and benefits from the provision of Town of Prescott water and waste water services.

## 2.0 General Land Use Policies [Moved from Section 3.0 General Development]

This Section of the Official Plan addresses general land use policies applicable across Prescott, and must be read along with policies that apply to the specific land use designations in the Land Use Designations Section of this Plan, as well as the other policies of this Plan.

### 2.1 Accessory Uses, Buildings, or Structures [New Section]

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

### 2.2 Compatibility and Built Form [New Section]

Introducing new development in existing established areas, in particular through intensification, requires a sensitive approach and consideration of the area's established uses and character. While land use designations and the implementing Zoning By-law help to ensure that compatible uses are co-located and incompatible uses (e.g. noxious industrial uses located in proximity to sensitive land use such as residential) are appropriately separated, it is also important that proposed development be compatible with existing surrounding uses and built form.

Compatible development means development that, although not necessarily the same as existing development in the vicinity, is complementary or enhances an established community and coexists with existing development without causing undue adverse impacts (e.g. traffic, noise, vibration) on surrounding properties. Compatibility can be achieved in a variety of ways, such as through the provision of appropriate setbacks, buffering features, and transition in building height and massing.

#### 2.2.1 Goals [New and Moved from Section 3.7.1]

1. Ensure compatible uses are co-located and incompatible uses are appropriately separated, or that undue adverse impacts between uses are mitigated.
2. Recognize the importance of the Highway 401 and CN Railway corridors in providing locational and economic advantages for the Town.
3. Recognize the real and perceived impacts of these transportation facilities on quality of life in abutting neighbourhoods.

4. Minimize the adverse impacts of these transportation facilities on new development in the Town, and on existing development, where possible.

## **2.2.2 Policies**

### **2.2.2.1 Built Form [Moved from Section 2.1.1]**

The Town of Prescott is fortunate to have an eclectic mix of buildings and building styles which span many generations. While it is recognized that achieving perfect harmony between new development and existing neighborhoods which were born over more than a century, there is nevertheless value in trying to reflect physical neighborhood character, a sense of place and safe and attractive public places. Accordingly, the following general policies are intended to guide new development proposals:

1. Proposed developments shall enhance the image of the Town of Prescott by wherever possible complementing and contributing to:
  - a. The physical character of the area;
  - b. Local landmarks;
  - c. The consistency and continuity of the area with its surroundings;
  - d. The edges of the area; and
  - e. Linkages within, to and from the area.
2. Significant views and vistas of landmarks and features, such as the St Lawrence River, shall generally not be obstructed, dominated or marred by a proposed development or infrastructure undertaking.
3. The Town encourages the development or redevelopment of buildings and spaces that establish a pedestrian scale by promoting the:
  - a. Placement of continuous horizontal features on the first two storeys adjacent to the road;
  - b. Repetition of landscaping elements, such as trees, shrubs or paving modules; and
  - c. Use of familiar sized architectural elements such as doorways and windows.
4. The provision of furniture, stairs, walls and benches in public spaces that provide comfortable rest areas for pedestrians, provided such elements do not obstruct pedestrian movement, shall generally be supported.
5. The retrofitting of buildings with barrier-free features shall not impede pedestrian movement.



## Section 2.0 General Land Use Policies

6. The design of new development shall:
  - a. Be complementary to adjacent development in terms of its overall massing, orientation and setback;
  - b. Where possible, shall provide links with pedestrian, cycling and road networks;
  - c. Maintain and enhance valued cultural and heritage resources and natural features and functions.

### 2.2.2.2 Development Review

1. In reviewing all types of development and redevelopment applications, Council shall be satisfied that the proposed development is compatible with the surrounding uses, built form, and general physical character of the area.
2. Compatibility of new development should be assessed based on the following criteria:
  - a. Height and massing: Building height, massing, and scale should be assessed based on the planned or existing uses of adjacent properties, as well as the physical character established by the prevailing pattern of abutting development and development that is across the street;
  - b. Landscaping: Landscaping may be required as a buffer between uses and shall be of a sufficient depth as determined through the Zoning By-law;
  - c. Lighting: The potential for light spill over or glare onto adjacent light-sensitive areas or the sky must be minimized;
  - d. Noise and air quality: The development should be located and designed to minimize the potential for adverse impacts on adjacent sensitive uses related to odour, noise, and other contaminants;
  - e. Parking: Adequate on-site parking must be provided in accordance with the provisions of the Zoning By-law, with minimal impact on adjacent uses. For higher-density development, the Town may consider permitting reduced standards for on-site parking, or off-site parking, where accommodation of on-site parking is not possible;
  - f. Safety: The development should be designed to ensure that opportunities for crime and threats to public safety are reduced or minimized;

- g. Setbacks: Prevailing patterns of front, rear and side yard setbacks, building separation, landscaped open spaces, and outdoor amenity areas as established by existing zoning where the proposed pattern is different from the existing pattern of development;
  - h. Shadowing: Shadowing on adjacent properties, particularly on public and private outdoor amenity areas, should be minimized to the extent feasible;
  - i. Traffic impacts: The road network or waterbody in the vicinity of the proposed development can accommodate the vehicular or boat traffic generated;
  - j. Transition: The need to provide a transition between areas of different development intensity and scale, including through the use of incremental changes in building height, massing, setbacks and stepbacks. Transition may also be achieved through the installation of noise walls, berms, landscaping and specific plant species, as deemed appropriate, to provide an adequate buffer between properties; and
  - k. Vehicular access: The location and orientation of vehicle access must take into account impact on adjacent properties including noise, glare, and loss of privacy, as well as safety of pedestrians and pedestrian access.
3. Council may undertake the preparation of a Neighbourhood Character Study to identify the prevalent character that distinguishes the various residential neighbourhoods in Prescott. The Neighbourhood Character Study would be undertaken in consultation with residents. Such a study may also include the development of design guidelines, which could be used by proponents and by the Town to evaluate development applications, particularly for proposed intensification, and to ensure that compatibility of new development with adjacent land uses and the prevailing character and built form of a specific neighbourhood is maintained or enhanced.

### **2.2.2.3 Commercial Facilities and Residential Uses [New Section]**

Commercial facilities may include a range of commercial uses such as retail stores, restaurants and offices, among other uses. While these facilities support the day-to-day needs of the community, they may have the potential to result in adverse impacts on adjacent residential land uses.

1. Development of commercial facilities shall be evaluated using the compatibility criteria established in Section 2.2.2.2 Development Review.
2. To ensure that any potential impacts on residential uses located adjacent to proposed commercial facilities, the commercial uses shall:

## Section 2.0 General Land Use Policies

- a. Be compatible and integrated with surrounding development;
  - b. Demonstrate a high standard of urban design;
  - c. Minimize impacts on surrounding development through site design and scale limitations;
  - d. Primarily serve the needs of area residents; and
  - e. Where appropriate, be grouped together.
3. Compatibility and design considerations for proposed commercial facilities shall be addressed through the Site Plan Control process.

### 2.2.2.4 Industrial Facilities and Sensitive Land Uses [New Section]

1. Proponents of industrial development may be required to provide supporting technical studies, such as a Land Use Compatibility Study in accordance with the provincial guidelines, standards and procedures as supporting documentation for the planning approval. This Study shall assist in the evaluation of proposed developments, and where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures to minimize potential adverse effects such as noise, odour, vibration, particulate and other contaminants. Consideration may also be given to the extent to which increased site plan requirements can reduce the potential impacts.
2. Separation distances between sensitive land uses and potentially conflicting land uses shall be measured in accordance with Provincial Land Use Compatibility Guidelines, as amended, which provide classification criteria and examples to categorize a specific industry.
3. Industrial Uses shall respect the minimum separation distances required between industrial uses and residential or other sensitive land uses, as set by the Provincial Land Use Compatibility Guidelines and other future Province or Town documents.
4. Proponents may be required to provide buffering measures such as landscaping, plantings, and fencing to minimize the impact of the industrial activity.

### 2.2.2.5 Transportation Corridors [Moved from Section 3.7]

Major transportation facilities in the Town include the Highway 401 and Canadian National (CN) Railway corridors, which are identified on the Schedules to this Official Plan. While these facilities provide Prescott with important locational and, therefore, economic advantages, they

do have the potential to generate adverse impacts on adjacent lands, regardless of land use. As such, it is important that development proposals in areas that abut transportation corridors carefully consider means of minimizing these impacts.

1. Minimize land use conflicts between new development and the transportation corridors in the Town.
2. Protect new development in neighbourhoods that abut transportation corridors and minimize the potential off-site impacts of such corridors by requiring buffering and screening of new development. Potential off-site impacts to be minimized include noise, vibration, light, and dust.
3. The Town may require a detailed noise study for all new noise-sensitive development, including residential uses and institutional uses, including but not limited to hospitals, nursing/retirement homes, schools, and day care centres, within 500 metres of Highway 401 or the CN Railway corridor. Such a study shall assess applicable sound level limits and the noise control measures necessary, in accordance with the Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guideline (NPC-300), as amended. For new noise-sensitive development within 100 metres of Highway 401 or the CN Railway corridor, a noise feasibility study shall be required to determine whether it is possible to achieve the MECP noise criteria. Should the study find that such development is feasible, then a development application may be submitted to the Town. Any required noise feasibility study shall be prepared by a qualified professional at the expense of the applicant.
4. Require that any noise control measures identified in a noise feasibility study, completed per Policy 4 above, be included as conditions of approval of any development application, as required. Such measures shall be the responsibility of the applicant.
5. Encourage the reduction of transportation corridor impacts on existing abutting neighbourhoods in areas where such impacts have been identified as problematic. Impacts include noise and vibration from passing vehicle and train traffic, including locomotive horns. Work with the Ontario Ministry of Transportation, CN Railway, local businesses, and residents to address such impacts.
6. Work with the Ontario Ministry of Transportation to ensure that land use decisions on properties abutting the Highway 401 corridor and interchange at Edward Street maintain the operating viability of the facility and support the controls exercised by the Ministry. Such decisions may relate to the use of abutting properties, access in interchange areas, traffic, stormwater management, structures and signage, lighting, buffering, and screening. Such decisions require Ministry approvals and permits under the Public Transportation and Highway Improvement Act.



## Section 2.0 General Land Use Policies

7. Work with the Ontario Ministry of Transportation and CN Railway on any plan to significantly alter the operation and maintenance of their facilities in Prescott, including expansion, reconstruction, closure, etc., to the degree that it may affect the quality of life of Town residents.
8. Council may consider undertaking an Interchange Highway Access Management Plan (I-HAMP) transportation planning / traffic study, in coordination with neighbouring municipalities and the Ontario Ministry of Transportation, to address future development and technical constraints north of Highway 401, including related to the interchange at Edward Street and proximity to access roads to the east and west.

### 2.3 Economic Development [Moved from Section 3.1]

Economic development has always been an important consideration in Prescott. With respect to planning, economic development is a recurring theme in this Official Plan.

#### 2.3.1 Goals

1. Continue the commitment to local economic development in Prescott by supporting industry, commerce, and tourism in the Town, at locations that are appropriate and in keeping with the policies of this Plan.
2. Focus Downtown economic development efforts in a manner which is consistent with the Plan's Guiding Principles.
3. Engage in initiatives that stimulate the generation of new employment.
4. Collaborate with other levels of government, business and community groups in promoting and engaging in economic development initiatives.

#### 2.3.2 Policies

1. Support the development of tourism in Prescott by encouraging a wide range of seasonal and year-round tourism-related services and activities, including:
  - a. Commercial lodging and accommodations, including, but not limited to, hotels, motels, boutique inns, and bed and breakfasts;
  - b. Dining and food-related uses, including, but not limited to, restaurants and pubs, cafes, specialty food stores, and farmers' markets. The provision of public and private outdoor patios should be encouraged;

- c. Family entertainment uses, including but not limited to, theatres, arcades, multi-media shopping, and museums;
  - d. Cultural heritage-related services and activities that leverage the Town's heritage sites, including Fort Wellington and the Church of St. Mark the Evangelist;
  - e. Adventure- and sport-related services and activities for divers, cyclists, golfers, swimmers, and boaters, among other similar uses; and
  - f. Maximizing the potential of existing recreational facilities as tourist amenities.
2. Continue to encourage tourism by supporting existing festivals and events, and by encouraging new festivals and events, including through public-private partnerships, that will attract visitors to the Town.
3. Promote the Downtown and waterfront as the focal points for public gatherings, festive and civic occasions, cultural events, tourism, and social interaction. To facilitate the development of such focal points, the Downtown and waterfront the undertaking of infrastructure and beautification projects will be supported.
4. Support the priority projects recommended for the Downtown Core in the Downtown Design and Guidelines report, including the Façade Improvement Program, Market Square, and Riverwalk Park. These projects will contribute significantly to local economic development efforts in the Town.
5. Promote the development of institutional uses within the Town, including new educational facilities.
6. Support the planning and delivery of projects such as improvements to municipal services, transportation, and hydro-electric power and communication networks projects that support the development or redevelopment of commercial, industrial and other employment generating activities.
7. Encourage the development and redevelopment of lands associated economic development by prioritizing the review of the required Town planning and development applications.
8. Promote the development of existing buildings and lands within the Town to support commercial, industrial and other employment generating activities. The rehabilitation of heritage buildings, the retrofitting of existing building stock should be encouraged. New employment opportunities should be encouraged within existing business parks, employment, tourism and waterfront lands.

## Section 2.0 General Land Use Policies

9. Ensure that the location of tourism and business-related services and activities is clearly indicated by means of street signage, maps, and local tourism publications.
10. Consider the future completion of a Tourism Asset and Activity Strategy to support existing tourism assets, and local and regional partnerships.
11. Provide sufficient commercial and industrial land to meet the need for commercial and industrial space and services that can be supported by local and regional residents, businesses, workers, and visitors, and that serve the transportation industry and travelling public that use Highway 401.
12. Continue to protect the social and environmental well-being of the community in the pursuit of economic development efforts.
13. Support initiatives that facilitate food production as part of a sustainable local food system.
14. Identify and promote opportunities for intensification and redevelopment of Brownfield and vacant sites through the Community Improvement Plan and other financial incentives.
15. Encourage the development of home-based businesses.
16. Provide ongoing support, enhancements and design guidance for community improvement programs.
17. Engage in activities that facilitate business investment and resident attraction and retention.
18. Work with the South Grenville Chamber of Commerce, Prescott Business Improvement Area (BIA), Grenville Community Future Development Corporation, United Counties of Leeds and Grenville, St. Lawrence Corridor Economic Development Commission, neighbouring municipalities, provincial agencies, and other local community organizations and businesses on local and regional economic development and tourism initiatives that benefit the Town.
19. Recognize the importance of the Town's seasonal population to the local and regional economy, including the employment opportunities generated by the second home sector.

## **2.4 Energy Conservation, Air Quality and Climate Change [Moved from Section 3.8]**

Municipalities have an important role to play in reducing greenhouse gasses that are resulting in climate change and, in turn, reducing or minimizing the adverse impacts associated with climate change. The Town of Prescott recognizes the importance of undertaking such measures, including as it relates to the impacts of a changing climate on the St. Lawrence River's water levels, which have increased over time and led to significant damage due to high water levels in 2017 and 2019.

### **2.4.1 Goals**

1. Support and encourage alternative energy systems and renewable energy sources for both residential and non-residential developments.
2. Promote energy efficient land use patterns.

### **2.4.2 Policies**

1. Require that plans of subdivision be designed with a primarily east-west street orientation, wherever feasible, in order to create lots with a southern exposure.
2. Implement the walking and cycling policies contained in the Traffic and Circulation Section of this Plan.
3. Promote, and regulate as may be required, the domestic use of solar and wind generation for all types of development in the Town, including the retrofitting of existing buildings.
4. Encourage the integration of Leadership in Energy and Environmental Design (LEED) building and neighbourhood concepts or similar building design considerations, for all new municipal buildings and for major renovations/expansions to existing municipal buildings.
5. In reviewing planning applications, promote energy conservation and energy efficiency in all new developments, including plans of subdivision, site plans, building design, and construction, through techniques such as:
  - a. Green building design, LEED building and neighbourhood concepts or similar building design considerations;
  - b. Building orientation to maximize passive solar energy gain;

## Section 2.0 General Land Use Policies

- c. Tree planting, landscaping, naturalization; and
    - d. The use of low impact development (LID) approaches and technologies, such as green infrastructure to manage stormwater runoff, on-site natural features to protect water quality, and reducing hard surfaces to maximize site permeability.
6. Consider the preparation of a Climate Change Adaptation and Management Plan that addresses:
  - a. Mitigation strategies to reduce the Town's contribution to climate change;
  - b. Adaptation strategies to assist the Town in coping with the effect of climate change on the community; and
  - c. Strategies to coordinate emergency management and other economic, environmental, and social planning considerations to support efficient and resilient communities.
7. The Town supports development and management practices which address climate change mitigation and adaptation. Development considerations include but are not limited to the:
  - a. Reduction of greenhouse emissions;
  - b. Improvement of air quality;
  - c. Promotion of compact development form;
  - d. Promotion of green infrastructure; and
  - e. Promotion of design and orientation which maximizes:
    - i. Energy efficiency and conservation, and considers the mitigating effects of vegetation; and
    - ii. Opportunities for the use of renewable energy systems and alternative energy systems.
8. Contribute to the evaluation and addressing of the potential impacts of climate change on water resource systems at the watershed level, in coordination with the Province, South Nation Conservation Authority (SNC), and neighbouring municipalities.



## **2.5 Housing [Moved from Section 3.5]**

The availability of housing in a community is an important indicator of the local quality of life. The intent of this Official Plan is to encourage housing production through development and redevelopment, that provides new and existing residents with a full range and diversity of housing in terms of options, tenure, location, and affordability, as well as home occupations and residential care facilities.

### **2.5.1 Goals**

1. Encourage the provision of a full range and diversity of housing in the Town through new development and redevelopment.
2. Maintain a sufficient supply of lands designated for residential development in the Town.
3. Recognize the importance of home occupations as a means of employment and contribution to local economic development.
4. Recognize the importance of and the need for residential care facilities, as a means of valuable living arrangements in the community.

### **2.5.2 Policies [Rearranged in alphabetical order]**

#### **2.5.2.1 Housing Supply**

1. Endeavour to provide for the near- and longer-term supply of housing in the Town by:
  - a. Maintaining the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and, if necessary, lands designated for residential development, based on accepted measures of existing and projected housing production and absorption of residential land; and
  - b. Maintaining a minimum five (5)-year supply of residential land with servicing capacity through lands zoned to facilitate residential intensification and redevelopment, and through lands in draft approved and registered plans of subdivision. Sufficient servicing capacity must exist to support such residential development;
  - c. Providing for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents; and
  - d. Directing the development of new housing towards locations where appropriate levels of infrastructure and public services are available.

## Section 2.0 General Land Use Policies

2. Continue to monitor the supply of residentially-designated land within the Town and the range of housing produced by type, tenure, and affordability.

### 2.5.2.2 Additional Residential Units [Renamed from Secondary Dwelling Units]

Additional residential units, formerly known as “secondary dwelling units” or “second units”, are self-contained residential units that include kitchen and bathroom facilities, and which are located within a primary dwelling or within a structure that is ancillary to a primary dwelling. They are considered an affordable housing type, and can contribute to the availability of rental housing and alternative living arrangements. The following policies shall apply to additional residential units.

1. A maximum of two (2) additional residential units shall be permitted on a lot containing a single-detached, semi-detached or townhouse dwelling, for a maximum of three (3) residential units on a lot, in accordance with the following:
  - a. One (1) additional residential unit is permitted within the primary dwelling unit (e.g. a basement apartment);
  - b. One (1) additional residential unit is permitted within a detached structure (e.g. a detached garage) that is ancillary to the primary dwelling unit;
  - c. The primary dwelling unit must be located in a designation that permits the residential use; and
  - d. There must be adequate water and sewer capacity to accommodate the additional residential unit(s).
2. Require any additional residential units constructed within the Town to comply with the requirements of Ontario Building Code and Fire Code, the Zoning By-law, and other municipal by-laws.
3. The Zoning By-law shall establish standards related to additional residential units, such as setbacks for additional residential units contained in detached structures, parking requirements, and building and lot requirements.

### 2.5.2.3 Administrative Support

1. Work to ensure that the processing time for residential development approvals be kept to a minimum and streamlined where other approvals are required, as appropriate, and consider prioritizing proposed affordable housing development for residential development approval.

2. Consider innovative measures to encourage the production of affordable housing, including:
  - a. Reduced right-of-way widths on local streets;
  - b. Alternative zoning requirements, as appropriate;
  - c. Alternative housing designs; and
  - d. Review of construction standards.

#### **2.5.2.4 Affordable Housing**

For the purposes of the policies in this Section, “affordable” is defined as housing, either ownership or rental, for which a low or moderate income household pays no more than 30% of its gross annual income. Income levels and target rents and prices shall be determined by the Town on an annual basis and shall be informed by available data from the Canada Mortgage and Housing Corporation (CMHC).

1. Support the production of affordable housing in the Town by:
  - a. Encouraging a portion of new residential development, including rental housing, to be affordable to low and moderate income households within the lowest 60 percent of local income distribution, as determined by the Province from time to time.;
  - b. Encouraging the provision of non-profit housing by private and non-profit housing corporations;
  - c. Supporting the development of housing forms and densities designed to be affordable, including higher-density multi-unit housing, additional residential units, garden suites, and tiny homes;
  - d. Encouraging proponents to consider the provision of housing ownership models such as life lease housing and co-ownership housing;
  - e. Working with the United Counties of Leeds and Grenville to contribute to their Housing and Homelessness Plan implementation strategy which seeks to achieve an overall minimum affordable housing target of 25% for all new residential development, including infill, intensification, and redevelopment; and
  - f. When evaluating proposals for new residential development or redevelopment, the Town may require a proponent to provide a portion of the development as affordable housing units, in order to help meet Council's minimum affordable housing target.

## Section 2.0 General Land Use Policies

- g. Identifying potential surplus Town-owned properties that may be made available and prioritized for the development of affordable housing.
2. The Town may participate in the preparation and implementation of an Affordable Housing Strategy, in partnership with the United Counties of Leeds and Grenville.
3. Council may use incentives such as grants or loans through the Town's Community Improvement Plans or other tools permitted under the Planning Act or Municipal Act in order to achieve the affordable housing policies in this Plan, in accordance with the definition of "affordable housing" as established in this Section.

### 2.5.2.5 Bed and Breakfasts

1. Support the establishment of bed and breakfast uses in single detached dwellings, provided that:
  - a. The use is accessory and secondary to the residential use of a dwelling;
  - b. The use does not change the residential character of the dwelling;
  - c. The proprietor of the establishment resides on the premises;
  - d. Guest rooms are provided as temporary accommodations on a daily basis;
  - e. The Leeds, Grenville and Lanark District Health Unit is consulted, reviews, and permits the establishment;
  - f. The use does not create or become a public nuisance with regard to noise, odour, traffic, parking, or signage; and
  - g. The use is permitted by the Zoning By-law.

### 2.5.2.6 Short-term Rentals **[New Section]**

1. Permit the establishment of short-term rentals in residential dwellings, provided that:
  - a. The use is accessory and secondary to the residential use of a dwelling;
  - b. The use does not change the residential character of the dwelling;
  - c. The proprietor of the short-term rental resides on the premises;

- d. Guest rooms are provided as temporary accommodations on a daily basis;
  - e. The use does not create or become a public nuisance with regard to noise, odour, traffic, or parking; and
  - f. The use is permitted by the Zoning By-law.
2. Council may consider requiring registration of short-term rental properties using a licensing system to ensure the Town's public safety and property standards are met.

### **2.5.2.7 Group Homes**

1. Permit group homes in all land use designations that permit residential use. Group homes are federally- or Provincially-licensed or funded and accommodate 3 to 10 residents living as a single household. Such residents require a group living arrangement by reason of their emotional, mental, social, or physical condition or legal status.
2. Require site plan approval for all group home development in the Town.

### **2.5.2.8 Home Occupations**

1. Support the location of home occupations wherever residential uses are permitted, provided that:
  - a. The use is accessory and secondary to the residential use of a dwelling;
  - b. The use does not change the residential character of the dwelling;
  - c. The use does not create or become a public nuisance with regard to noise, odour, traffic, parking, or signage;
  - d. No goods, wares, or merchandise are displayed for sale on the premises and all activities occur inside the dwelling;
  - e. The use is carried out by a resident of the dwelling and no more than 1 non-resident employee;
  - f. Adequate off-street parking is available; and
  - g. The use does not exceed the maximum proportion of dwelling floor area specified in the Zoning By-law.



## Section 2.0 General Land Use Policies

2. Permit private home day care uses as a home occupation. A private home day care is defined as a small-scale day care facility which is operated in a dwelling where temporary care is provided for up to five (5) children, not including any children residing permanently in the dwelling, and which is operated in accordance with Provincial regulations.

### 2.5.2.9 Garden Suites

Garden suites are one-unit detached residential structures containing bathroom and kitchen facilities. Garden suites are designed to be portable and are ancillary to a residential structure. Garden suites are an affordable housing type and are especially suitable for groups such as seniors because they enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit. The following policies shall apply to garden suites.

1. Permit the establishment of garden suites, pursuant to Section 39.1 of the Planning Act, on the same lot as single detached or semi-detached dwellings, provided that the use:
  - a. Is limited to a single dwelling unit, is portable and temporary in nature, is fully serviced, and is ancillary to the primary residence;
  - b. Will be removed from the lot at such time that it is no longer required to house the occupant for whom it was originally intended; and
  - c. Does not exceed the maximum floor area for garden suites specified in the Zoning By-law.
2. A garden suite shall only be permitted subject to a temporary use Zoning By-law Amendment. The use shall not exceed twenty (20) years from the date of passing of the by-law. However, Council may by by-law grant further periods of not more than three (3) years each during which the temporary use is authorized, in accordance with the Planning Act.
3. As per the Planning Act, Council may require the owner of the suite or any other person to enter into an agreement with the Town dealing with such matters related to the temporary use of the garden suite as Council considers necessary or advisable, including:
  - a. The installation, maintenance and removal of the garden suite;
  - b. The period of occupancy of the garden suite by any of the persons named in the agreement; and

- c. The monetary or other form of security that the Council may require for actual or potential costs to the Town related to the garden suite.
4. The Zoning By-law shall establish standards related to the building, lot, and parking requirements for garden suites.

#### **2.5.2.10 Tiny Homes [New Section]**

Tiny homes are small, private, self-contained dwelling units that can be a primary home or a separate structure on the same lot as an existing principle residence (i.e. an additional residential unit). Tiny homes are dwelling units that are intended for year-round use and do not include campers, recreational vehicles, cottages and other seasonal use structures. They are a housing type that promotes affordability and increased homeownership opportunities, and may be desirable to a broad range of demographics, including young workers and families, aging residents, and residents seeking to down-size to a smaller housing type. The following policies shall apply to tiny homes.

1. Permit tiny homes as primary dwellings units or as additional residential units ancillary to and on the same lot as single detached, semi-detached, and townhouse dwellings, provided that adequate infrastructure capacity exists.
2. Require any tiny homes constructed within the Town to comply with the requirements of Ontario Building Code and Fire Code, the Zoning By-law, and other municipal by-laws.
3. Ensure that the location and design of tiny homes is compatible with nearby land uses.

## **2.6 Source Water Protection [Moved from Section 3.9]**

### **2.6.1 Overview**

The Town's water supply is from the St. Lawrence River, consisting of a water intake located in the river and a water treatment plant located at the foot of Sophia Street. It is essential that the Town's water supply be protected from risks that might cause contamination.

The Clean Water Act requires local municipalities to look at the existing and potential threats to drinking water sources and to set out and implement the actions necessary to reduce or eliminate significant drinking water threat activities. To that end, a Source Water Protection Plan was approved by the province in April 2015. The plan, known as the Raisin-South Nation Source Protection Plan (RSSPP) must now be implemented through a number of avenues including land use planning policies and regulations.

## Section 2.0 General Land Use Policies

### 2.6.2 Vulnerable Areas

Vulnerable areas identified in the RSSPP as Intake Protection Zone 1 (IPZ1) and Intake Protection Zone 2 (IPZ2) are shown on Schedule B of this Official Plan.

### 2.6.3 Prohibited Uses

1. The following uses are prohibited in accordance with Section 59 of the Clean Water Act, on lands identified as IPZ 1 and IPZ 2 on Schedule B:
  - a. Combined Sewer Discharge;
  - b. Storm water pond effluent;
  - c. Industrial Effluent Discharges;
  - d. Sewage Treatment By-pass;
  - e. Sewage Treatment Effluent;
  - f. The application and or storage of agricultural source material; and
  - g. The handling and/or storage of non-agricultural source material.
  
2. This section does not apply where the only use of land is residential.

### 2.6.4 Risk Management Official Exemption

If the Risk Management Official or another person duly qualified under the Clean Water Act determines that there is no significant risk, then a use listed above may be permitted without the need for an amendment to this Plan, where such use would otherwise be permitted. All applications for development or building permits for lands in IPZ-1 must be reviewed by the Risk Management Official.

### 2.6.5 Development Review

All development applications in the Source Water Protection Area shall be supported by studies, as determined in consultation with the Conservation Authority, which demonstrates that the proposed development does not pose a risk to the Town's drinking water supply and which includes any mitigation measures that may be required.

### 2.6.6 Maintenance and Management Measures **[Moved from Section 4.2.2]**

All development applications in the Source Water Protection Area shall be supported by studies, as determined in consultation with the Conservation Authority, which demonstrates that the proposed development does not pose a risk to the Town's drinking water supply and which includes any mitigation measures that may be required. Certain types of development may be prohibited.

## **2.7 Cross-jurisdictional Coordination [Moved from Section 3.10]**

Coordination with neighbouring municipalities has always been an important consideration in Prescott. As the largest residential, commercial, and employment centre between the cities of Brockville and Cornwall, Prescott must continue to coordinate its efforts with surrounding municipalities, various public agencies, and other service providers in an integrated, comprehensive and cost-effective manner.

### **2.7.1 Goal**

1. Continue the commitment to work closely with neighbouring municipalities on a range of issues that cross municipal boundaries.

### **2.7.2 Policies**

1. Coordinate land use, facility, and service planning in the Town with the planning efforts of neighbouring municipalities, agencies, and service providers, as appropriate, to meet the existing and future needs of the community.
2. Cooperate with neighbouring municipalities on land use decisions and planning projects along municipal boundaries and adopt a “good neighbour” policy of avoiding the designation and approval of high impact uses and developments to the detriment of neighbouring jurisdictions.
3. Cooperate with neighbouring municipalities on planning matters that transcend municipal boundaries and jurisdictions, and require a coordinated, integrated, and comprehensive approach. Such matters may include:
  - a. Local and regional economic development;
  - b. Environmental management, including the identification and preservation of significant natural heritage features and areas;
  - c. Cultural heritage conservation and preservation, including inventory, evaluation, and management of such cultural heritage resources;
  - d. Housing supply and affordability, including near- and long-term supply, and the production of affordable units;
  - e. Employment, including retaining existing jobs and creating new ones; and

## Section 2.0 General Land Use Policies

- f. Community services, including public facilities (sewer, water, recreation, open space) and public services (firefighting, waste management, recreation, and culture).

### 2.8 Urban Agriculture [New Section]

The Town recognizes the reality of rising food costs, and a growing culture for locally grown produce. The Town shall encourage community gardens / roof top gardens as important resources to the community and as an attractive alternative source of food for residents.

#### 2.8.1 Goal

1. Support urban agriculture activities throughout the Town of Prescott.

#### 2.8.2 Policies

1. The Town shall support urban agriculture throughout Prescott by:
  - a. Permitting community gardens and roof top gardens in the following designations: Downtown Core; General Commercial; Residential; R-1 Special Policy Area; Institutional; and Parks and Open Space.
  - b. Promoting community gardens in development / redevelopment initiatives, where appropriate;
  - c. Identifying sites, including Town parks, for the establishment of community gardens;
  - d. Identifying opportunities for partnerships with community organizations.

### 2.9 Waterfront Development [Moved from Section 3.3]

The Prescott waterfront is an incredible resource for the community. It provides the historical basis for the Town and is an important part of the Downtown Core. As such, it contributes to the economic prosperity of the Town, as well as its identity and image. Development along the waterfront is a priority for any community fortunate enough to have one. It is important then that development here is integrated with the Downtown Core, reflects the historical character of the area, and is open and accessible to those living, working, shopping, and visiting Prescott, while avoiding negative impacts to fish, wildlife, navigation, and the natural qualities of the shoreline.

#### 2.9.1 Goals

1. Recognize the waterfront as an important part of the Downtown Core, a contributor to the economic success of the Town, and a significant natural resource.



2. Maintain public access to the waterfront areas and strengthen the links between it and other parts of the Downtown Core.

### **2.9.2 Policies**

1. Encourage enhancement of the waterfront through a combination of development and redevelopment opportunities.
2. Support the priority projects recommended for the Waterfront District in the Downtown Design and Guidelines report.
3. Apply the guidelines of the Downtown Design and Guidelines report when evaluating all applications for new waterfront development to ensure that it is sensitive to and supports the historic nature of Downtown, and that it adheres to the vision for the waterfront established by the community. These guidelines relate to:
  - a. Streetscape improvement;
  - b. Commercial signage; and
  - c. Parking facilities.
4. Maintain and enhance public access to the waterfront, particularly in the Downtown Core, for any development and redevelopment projects, as appropriate.
5. Ensure that any construction or filling below the high water mark is in accordance with the Navigable Waters Protection Act and the International Boundary Waters Treaty Act. Approval of such work by Transport Canada shall be a condition of approval of any development application.
6. Require that all services, conduits, cables, and accessory buildings associated with any waterfront development and redevelopment project are hidden or effectively screened to minimize visual impact. Utility cables should be undergrounded, as appropriate. This policy also relates to any infrastructure installed by the Town, other public agency, or service provider, as appropriate.
7. For existing lots of record established prior to this Plan's date of approval, new development should be set back 30 metres from the high water mark of a waterbody if possible, otherwise as far back as the lot permits subject to topographical constraints and size of lot, with minimum disturbance of native soils and very limited removal of the shoreline vegetation beyond that required for development. This setback shall not apply to permitted docks, boathouses, or other marine facilities.

## Section 2.0 General Land Use Policies

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8. New lots created through the severance/consent process shall be set back a minimum of 30 m from the high water mark of the waterbody, with minimum disturbance of native soils and very limited removal of shoreline vegetation. This setback shall not apply to permitted docks, boathouses, or other marine facilities.
9. Require site plan approval for all new waterfront development in the Town.
10. Consider coordination with the City of Brockville, Township of Augusta, and Township of Edwardsburgh Cardinal for the development of facilities along the waterfront, waterfront and walk-in dive site guidelines, and active transportation networks.

## **3.0 Land Use Designations [Moved from Section 2.0]**

This Section of the Official Plan contains the policies applicable to the following land use designations in the Town, as shown on Schedule A of this Plan: Residential; General Commercial; Highway Commercial; Downtown Core; Employment Area; Institutional; and Parks and Open Space. The remaining areas in the Town are not designated, as they are comprised of major transportation infrastructure and facilities that are not owned or maintained by the Town, including Highway 401 and the Canadian National (CN) Railway line. Uses on these lands include roads, rail lines, and related appurtenances such as sidings, bridges, weigh stations, signals, etc. The Town has no land use authority over these lands.

The land use designations and policies provide the framework for land use planning in the Town of Prescott for the next 20 years, and are intended to achieve the community vision and primary plan principles outlined in the Vision and Guiding Principles Section of this Plan.

The Official Plan land use designations are intended to be broad enough to give the Town flexibility in implementing its policies, but clear enough to provide sufficient direction to implement the Plan and guide future development.

### **3.1.1 Land Use Schedules [Moved from 2.1.11]**

The land use designations are illustrated on Schedule A: Land Use of this Plan.

Additional Schedules, which also support the policies of the Official Plan and are referred to in other Sections of the Plan, include:

- a. ~~Schedule B: Transportation, Servicing and Source Water Protection~~
- b. Schedule C – Natural Heritage System and Natural Hazards
- c. Schedule D – Mineral Aggregate Resources, and Human-made Hazards
- d. Schedule E – Wildland Fire Hazard Area

The Official Plan Schedules are to be used and interpreted in conjunction with the text and other figures contained in the Official Plan.

## **3.2 Residential [Consolidated from Sections 2.1.2 and 2.2]**

Lands designated Residential on Schedule A of this Plan provide for a variety of housing types and densities and other complementary land uses, such as small neighbourhood-serving commercial uses (e.g. convenience stores), places of worship, schools and park sites that contribute to creating complete neighbourhoods. More intensive institutional uses, such as the Town Hall/Library and arena, may also be permitted, provided that any new uses in established neighbourhoods are compatible, or can be made compatible, with existing development. Higher

## Section 3.0 Land Use Designations

density housing, such as apartments, is typically focused in the Downtown Core designation. Residential development in Prescott should reflect a diverse range of housing types that is affordable, safe, accessible, and meets the needs of the entire community.

Residential lot creation in the Town shall occur primarily through plan of subdivision, although limited lot creation by means of consent may be contemplated.

The goals and policies for the Residential designation are outlined below.

### 3.2.1 Goals

1. Support a diverse range of housing types that meets the existing and future needs of the community.
2. Encourage a sufficient supply of housing that supports affordability and accessibility in the community.
3. Provide opportunities for small neighbourhood-serving commercial uses (e.g. convenience stores), places of worship, schools, and parks.
4. Ensure that new housing opportunities are compatible with surrounding land uses and protect the natural environment.
5. Encourage housing opportunities that are in proximity to work, shopping, and recreation to reduce the need to drive and encourage walking and bicycle use.
6. Encourage residential intensification in areas where existing land uses would not be adversely affected and where development can efficiently utilize existing municipal services and facilities. When taking into consideration the current built form and the scarcity of greenfield development sites, the Town is targeting a 20% increase in intensification.
7. Ensure that new residential development expands into areas that are adjacent to the existing built-up areas and that such expansion areas are appropriate for development based on the availability of municipal services and environmental constraints.

### 3.2.2 Policies

1. Maintain existing residential neighbourhoods primarily for lower density residential development. Such development may include single-detached, semi-detached and duplex dwellings.

2. Permit residential intensification in existing residential neighbourhoods in the form of medium density residential development, including townhouses and other types of ground-oriented multiple residential development, which maintains or enhances the surrounding area and which is compatible with respect to built form, scale, urban design, and streetscape.

High density residential development and intensification, including apartment buildings, should locate in the Downtown Core.

3. The foregoing density policies are not to be interpreted so as to limit additional residential units, garden suites, and tiny homes as permitted under the Housing Section of this Plan.
4. Permit a range of low, medium and high-density residential uses in new residential areas to serve the various housing needs of residents, while maintaining an overall density and development pattern which is in keeping with the traditional residential neighbourhoods of the Town.
5. Permit a variety of other residential uses in residential neighbourhoods, such as non-profit housing, assisted and special needs housing, seniors housing, and nursing homes, in order to meet the full range of community housing needs.
6. Permit small scale neighbourhood-serving commercial uses, such as convenience stores; small-scale institutional uses, such as places of worship, schools, parks, libraries, and municipal offices; home occupations; and other non-residential uses in residential neighbourhoods provided such uses are compatible with and complementary to the neighbourhood.
7. Ensure that all new residential development, including residential intensification in existing neighbourhoods, provides adequate off-street parking, in accordance with the Zoning By-law. Access points to such parking should be designed to minimize the potential conflict between pedestrian, cyclist, and vehicular traffic.
8. Ensure that all new residential development connects to existing neighbourhoods, as appropriate, by means of streets, sidewalks, walkways or bicycle paths, or open space that provide access to schools, parks, shopping, and work places, as a means of integrating new development into the Town fabric and encouraging walking and bicycle use. Such connections should also facilitate the safe separation of pedestrian, cyclist, and vehicular traffic. The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.



## Section 3.0 Land Use Designations

9. Protect new residential development that abuts potentially incompatible land uses, such as large-scale commercial uses or industrial uses, including Highway 401 and the CN Railway, and minimize the potential off-site impacts of these uses by requiring buffering and screening for new development. Potential off-site impacts to be minimized could include noise, light, dust, and vibration. New residential development that abuts potentially incompatible land uses should comply with any Provincial policies, and guidelines governing separation distances and other mitigation measures, including the Provincial Policy Statement and the Ministry of the Environment, Conservation and Park's Land Use Compatibility Guidelines, as amended.
10. Provide public facilities, services, and other amenities within close proximity to residents that are of high quality so as to promote their use and enhance neighbourhoods.
11. Residential uses shall be zoned appropriately in the Zoning By-law.

### 3.2.3 R-1 Special Policy Area: Hyde and Wood Streets

The area along the north side of Hyde and Wood Streets, and backing onto the CN Railway line, is designated R-1 Special Policy Area on Schedule A of this Plan. This area includes scattered industrial buildings in what is otherwise a traditional low density residential neighbourhood. These buildings had originally been constructed because of proximity to the rail line, and many of them are now underutilized, vacant and/or obsolete.

The following special policies apply to this area:

1. Existing industrial buildings may be zoned as conforming uses in the implementing Zoning By-law. These buildings may be altered, expanded, replaced or occupied by new industrial uses, in conformity with the Zoning By-law. In such circumstances, careful attention shall be paid to minimizing potential adverse impacts on the adjacent residential uses through the development approval process.
2. Notwithstanding the foregoing, the R-1 Special Policy Area designation is intended to encourage the redevelopment of these properties with mixed-use development, including the adaptive re-use of existing buildings, with residential, commercial and institutional uses which are more compatible with the adjacent residential uses. The permitted uses should be in accordance with the Downtown Core designation.
3. Redevelopment to a permitted non-industrial use shall require a Zoning By-law Amendment as well as any other applicable studies as required under Provincial regulations. Where the proposed redevelopment is to a more sensitive land use, such as a residential or an institutional use, the Zoning By-law Amendment shall also be supported by a Record of Site Condition and a noise and vibration study. The Zoning By-

law Amendment shall establish the appropriate uses and related performance standards for the proposed redevelopment.

4. Redevelopment to a permitted non-industrial use shall be subject to site plan control in accordance with the Site Plan Control By-law.

### **3.3 Commercial [Consolidated from Sections 2.1.3, 2.1.4, and 2.3]**

Commercial development in the Town is important since it provides employment, the retail sale of goods and services to both residents and other businesses, and contributes to a diverse tax base. It also shapes the identity and image of the Town. Existing commercial development in Prescott occurs in three distinct areas, including in Downtown, along Edward Street, and in the area of the Highway 401/Edward Street interchange. Commercial development in these locations serve different purposes and represent different built forms. Commercial development in Prescott should continue to meet both local and regional needs while reducing the need for residents to travel outside the community for some goods and services.

The goals and policies that generally apply to all commercial development in Prescott are outlined below, including specific policies for lands designated General Commercial and Highway Commercial in Schedule A of this Plan. In addition to the policies in the All Commercial Development Section of this Plan, commercial development in the Downtown Core is also subject to the Downtown Core Section of this Plan.

#### **3.3.1 Goals**

1. Support a diverse range of commercial uses that meet the existing and future needs of the community and reduces the need for residents to shop elsewhere.
2. Accommodate a range of commercial formats from smaller pedestrian-oriented stores in Downtown to large-format auto-oriented stores near Highway 401 for the purposes of economic development and remaining competitive with surrounding jurisdictions.
3. Enhance the form and character of each commercial area in the Town and work to create a distinct community identity for each area.
4. Encourage commercial uses that are appropriate for, or would benefit from, a Downtown location to locate there.

## Section 3.0 Land Use Designations

### 3.3.2 Policies

#### 3.3.2.1 All Commercial Development

1. Provide sufficient commercially-designated land to meet the need for retail space and commercial services that can be supported by local residents, businesses and workers.
2. Permit a mix of land uses in commercial areas to encourage revitalization, create vital activity centers, strengthen neighbourhoods, expand local employment opportunities, and enhance the identity and image of the Town.
3. Ensure that commercial development reflects the intensity, use, built form, and character of the commercial designation within which it is to be located.
4. Ensure that all new commercial development, and commercial intensification in existing areas, provides adequate off-street parking, in accordance with the Zoning By-law. Access points to such parking should be designed to minimize the potential conflict between pedestrian, cyclist, and vehicular traffic. Except in relation to small neighbourhood-serving commercial uses, access to commercial development from residential streets should be avoided.
5. Ensure that commercial development is accessible to pedestrians, cyclists, and vehicles and includes amenities for each, as appropriate. Pedestrian movement between commercial establishments shall be considered and encouraged.
6. Encourage the even distribution of neighbourhood-serving commercial uses which are limited in scale, such as convenience stores, across the Town to reduce the need to drive and encourage walking and cycling.
7. Encourage local-serving professional and administrative offices to locate in areas designated General Commercial and Downtown Core.
8. Encourage new commercial development in the Town's commercial areas by:
  - a. Designating key intersections on commercial streets in future zoning for more intense development that will establish distinct activity nodes;
  - b. Encouraging new development to locate parking at the side or rear of a property so as to reduce negative visual impacts;
  - c. Encouraging new development to locate buildings at or near the street to create a sense of streetscape enclosure consistent with a pedestrian scale and compact urban form;

- d. Requiring pedestrian and bicycle access to and through development, including street orientation of new development;
  - e. Requiring new development to minimize driveways to improve pedestrian and cyclist safety and vehicular flow;
  - f. Considering improvement of the aesthetic environment, a process which could include preparation of commercial design guidelines, underground utilities, preparation of a unified public/private lighting plan, landscaping, and other pedestrian amenities;
  - g. Encouraging compatible development on adjacent side streets; and
  - h. Using public projects and/or public-private partnerships to stimulate private development.
9. Consider the preparation of design guidelines for commercial development outside the Downtown Core, much like those included in the Downtown Design and Guidelines Report. These guidelines could address:
- a. Building mass, roof treatment, and scale;
  - b. District gateways and entry features;
  - c. Facade treatment, including cladding, colour, fenestration, transparency, articulation, doorways and entries, overhangs and awnings, among other design considerations;
  - d. Outdoor pedestrian space;
  - e. Parking lots, including landscaping, screening, and lighting;
  - f. Screening and fencing;
  - g. Signage; and
  - h. Streetscape design, including paving, landscaping, lighting, furniture, pedestrian amenities, among other elements.
10. Minimize the potential off-site impacts of new commercial development on adjacent residential neighbourhoods by requiring buffering and screening of new development. Potential off-site impacts to be minimized could include noise and light. Proponents of

## Section 3.0 Land Use Designations

new commercial development shall be required to demonstrate regard for the policies in the Compatibility and Built Form Section of this Plan.

11. Require site plan approval for all new commercial development in the Town.
12. Require that land uses in the Commercial designations be zoned appropriately in the Zoning By-law.

### 3.3.2.2 General Commercial

Focus medium format retail and service commercial development intended to serve the community in the General Commercial designation.

1. Permitted uses within the General Commercial designation shall include a diverse range of land uses, including: general retail stores; personal service establishments; professional offices; entertainment uses; restaurants; food retail stores; financial institutions; gas stations; automotive services; commercial lodging; and community services. Some limited outdoor storage may be permitted, in accordance with the Zoning By-law.

### 3.3.2.3 Highway Commercial

1. Focus large format retail and service commercial development intended to serve the community, region, and traveling public in the Highway Commercial designation.
2. Permitted uses within the Highway Commercial designation shall include a diverse range of land uses, including: shopping centres, large format and general retail stores; restaurants, entertainment uses; food retail stores; commercial lodging; automotive sales and services; and gas stations. Some outdoor storage may be permitted, in accordance with the Zoning By-law. Smaller-scale retail and service commercial uses which complement or are an integral part of a large Highway Commercial development shall also be permitted.
3. Consider recognizing the Highway Commercial designation as an important commercial gateway to Prescott by establishing a clear identity for the area by means of entry features, streetscape, signage, lighting, landscaping, and architecture.
4. Work with the Ontario Ministry of Transportation (MTO) to ensure that implementation of the Highway Commercial policies of this Plan maintain the operating viability of the Highway 401 corridor and interchange at Edward Street, and support the controls exercised by MTO. Planning decisions on Highway Commercial lands relating to land use, access in interchange areas, traffic, stormwater management, structures and signage, lighting, buffering, and screening require MTO approvals and permits under the Public Transportation and Highway Improvement Act.

### **3.4 Downtown Core [Consolidated from Sections 2.1.5 and 2.5]**

As noted in the Vision and Guiding Principles Section of this Plan, one of the seven Guiding Principles is to recognize the importance of a healthy and vibrant downtown and strive for improvements, while also protecting and enhancing its historical and cultural amenities. This Plan designates the Downtown Core on Schedule A of this Plan as an important and desirable location for new commercial and residential activities and a primary economic generator in the community. The Downtown Core provides a place to work, live and shop in Prescott, and shall be the focus of retail and commercial services, as well as higher density residential development. It is one of the primary contributors to the identity and image of the Town. By encouraging mixed land uses and re-use of heritage buildings in the downtown, the area will continue to reflect Prescott's high quality of life.

Although single-use commercial and/or residential development shall be permitted, typical development in this designation will generally include a mix of uses with retail and commercial services located on the ground floor along mainstreets, and upper floors used for either commercial services (such as offices) or residential uses. Institutional and other public uses which primarily serve a community-wide or regional function are also permitted in order to attract employment and visitors to the Downtown Core. The role of the Downtown Core as a cultural hub will support new cultural and tourism assets, such as arts and entertainment uses.

The goals and policies for the Downtown Core designation in Prescott are outlined below.

#### **3.4.1 Goals**

1. Focus appropriate new commercial and residential development in the Downtown Core.
2. Foster a diverse mix of commercial, residential, and public uses, in separate or mixed use buildings, that meet the existing and future needs of the community and that encourage a healthy and vibrant Downtown.
3. Support the preservation and adaptive re-use of existing heritage buildings in the downtown, while encouraging appropriate intensification.
4. Encourage tourism, entertainment, and cultural uses in the downtown, based on the proximity of historic Fort Wellington and the waterfront.
5. Maintain existing waterfront access and consider new opportunities to enhance public access to the waterfront area and strengthen the link between it and the Downtown Core.



## Section 3.0 Land Use Designations

### 3.4.2 Policies

#### 3.4.2.1 General

1. Conserve and integrate the cultural heritage resources of the Downtown Core as a means of maintaining and enhancing its historical context and established character.
2. Focus small format retail and service commercial development intended to serve the community, the region, and the traveling public in the Downtown Core designation.
3. Focus higher density multi-family residential development in the Downtown Core as a means of strengthening the live/work relationship, enhancing the local market for convenience and service goods, and ensuring that the Downtown Core is a vibrant district after business hours.
4. Permit new buildings in the Downtown Core that are generally between 2 storeys and 4 storeys. It is recognized that some flexibility in building height may be necessary to accommodate mixed-use buildings with varying floor heights.
5. Permit a diverse range of land uses, including: residential uses at a range of densities, general retail stores; specialty retail stores; personal service establishments; professional and public service offices; arts and entertainment uses; restaurants and sidewalk patios; food retail stores; financial institutions; commercial lodging; tourism-related services; convention services; and civic and institutional services (libraries, parks, open space, schools, etc.).
6. Permit limited additions to existing buildings with heritage value as a means of encouraging their adaptive re-use, provided such additions are architecturally compatible with the existing building; are sensitive to, and support, the historic nature of the Downtown Core; and are in accordance with the policies in the Cultural Heritage Resources Section of this Plan.

#### 3.4.2.2 Mixed Uses

1. Encourage the development of mixed use buildings in the Downtown Core, although single- use buildings are permitted. The use of upper floors for residential purposes in existing buildings is also encouraged. Reconfiguration and/or rehabilitation of upper floors in some existing buildings may be necessary. The use of ground floors for residential purposes may be considered primarily in areas outside the commercial sections of King Street, between East and West Street.
2. Professional office and other non-retail uses are also encouraged to locate on upper floors so as to preserve the ground floor for pedestrian-oriented retail and personal service uses.

3. Consider density incentives to encourage residential intensification in the Downtown Core, in accordance with the Density Incentive Section of this Plan.
4. Encourage the integration of all uses in the Downtown Core, including residential, to ensure easy access for those living, working, shopping and visiting in order to promote the area as a vibrant “people place”.

### **3.4.2.3 Downtown Design and Guidelines**

1. Require that new development in the Downtown Core be of high-quality design and supports the image of the area as an enjoyable, safe, and pedestrian-oriented place of historical significance.
2. Support the priority projects in any Downtown Design Guidelines, as revised from time to time, including the development of a Façade Improvement Program, Market Square, and Waterfront Park.
3. Apply design guidelines in the Downtown to evaluate all applications for new development in the Downtown Core to ensure that it is sensitive to, and supports, the historic nature of the Downtown Core and that it adheres to the vision for the Downtown Core established by the community as part of the Official Plan process. These guidelines relate to:
  - a. Historic buildings on King Street;
  - b. New commercial construction and remodeling of existing buildings on King Street;
  - c. Streetscape improvement;
  - d. Commercial signage;
  - e. Parking facilities; and
  - f. Waterfront park design.
4. Integrate, as appropriate, any Downtown Design Guidelines as regulations in the Zoning By-law to implement this Official Plan. Some guidelines may easily be expressed in the zoning regulations as required standards, while others may remain as supportive direction for the purpose of providing additional flexibility.

## Section 3.0 Land Use Designations

### 3.4.2.4 Tourism and Culture

1. Continue to recognize the Downtown Core as the Town's focal point for public gatherings, festive and civic occasions, cultural events, tourism, and social interaction.
2. Support the development of tourism-related uses and activities in the Downtown Core to support local business, and create a healthy and vibrant area.
3. Continue to encourage tourism and culture in the Town by supporting existing festivals and events, and by encouraging new festivals and events including through public-private partnerships, that will attract visitors to the Downtown Core.

### 3.4.2.5 Waterfront

1. Promote the waterfront as an important part of the Downtown Core and as a contributor to the economic success of downtown businesses. Waterfront development shall be considered in accordance with the Waterfront Development Section of this Plan.
2. Maintain existing and consider new opportunities to enhance public access to the waterfront area and strengthen the link between it and Downtown Core by means of visual and physical connections, signage, etc.

### 3.4.2.6 Other

1. Review the status of Town-owned properties in the Downtown Core periodically to determine if there is potential for development to enhance the function of the area.
2. Consider alternative means of ensuring that all new development in the Downtown Core provides adequate off-street parking, such as shared parking, public parking in private facilities, off-site parking, etc. It is important that vehicle access and parking in the Downtown Core be carefully balanced with the provision of good pedestrian-oriented access and amenity.
3. Require that land uses in the Downtown Core designation be zoned appropriately in the Zoning By-law.

## 3.5 Employment Area [Consolidated from Sections 2.1.6 and 2.6]

As with commercial activity, industrial development in the Town provides employment and contributes to a diverse tax base. Prescott was founded as an industrial town with the manufacture and shipping of various commodities. The Town's location near the interchange of Highways 401 and 416 and the bridge to the United States make it an ideal strategic location for industrial uses.

Existing industrial development in Prescott is primarily located north of the CN Railway line, west of Edward Street. This area, including adjacent vacant land, is designated Employment Area in Schedule A of this Plan to protect the traditional industrial base of the Town and to allow it to grow. The Employment Area designation is intended to function in concert with the Highway 401 Corridor lands, as well as the Johnstown Industrial Park (Regionally Significant Employment Area) in the Township of Edwardsburgh Cardinal, as a significant contributor to long-term economic development in Prescott.

Since industrial uses have the potential to generate significant impacts on adjacent land uses, such development must be carefully located and designed.

The goals and policies for the Employment Area lands are outlined below.

### **3.5.1 Goals**

1. Support a diverse range of employment uses that meet local and regional service needs, create employment, maximize the use of the land, encourage revitalization of existing industrial areas, and allow the Town to remain competitive with surrounding jurisdictions.
2. Provide for a range of Employment Area uses at locations that are suitable to the nature and scale of the use and their proximity to adjacent sensitive land uses.
3. Encourage Employment Area uses that are located with like uses, are carefully designed to minimize off-site impacts, and are adequately serviced by infrastructure.
4. Ensure the compatibility of Employment Area uses with adjacent neighbourhoods and sensitive land uses, while permitting such development the opportunity to expand as needed.
5. Prevent Employment Area uses from detracting from the image and character of the Town.

### **3.5.2 Policies**

1. Provide sufficient Employment Area land to accommodate an appropriate range of employment and economic development opportunities that can be supported by local residents, businesses and workers.
2. Permit a diverse range of uses in the Employment Area designation, including: warehousing and storage; wholesale; freight forwarding; manufacturing, assembly, and processing; research and development; communications; utilities; transportation; printing and publishing; construction and building supply; and business offices. Such uses are

## Section 3.0 Land Use Designations

not typically expected to have any significant negative off-site impacts, such as noise, odour, dust, vibration, or other nuisance.

3. Associated retail and ancillary uses such as offices, factory outlets, food retail /takeout establishments, recreation establishments, health and fitness centres, and businesses that support the employment base are also permitted; however, these uses are encouraged to locate in the General Commercial area on Edward Street where they are not an integral part of the principal Employment Area use. An accessory dwelling for the owner or operator of such uses (caretaker residence) may also be permitted, where compatible.
4. Require heavy industrial uses to locate where land use compatibility can be achieved through minimum separation distances and implementation of appropriate mitigation measures in accordance with the Commercial Facilities and Residential Uses [New Section]Section and the Industrial Facilities and Sensitive Land Uses [New Section]Section of this Plan.
5. Consider the preparation of design guidelines for industrial development. These guidelines could address:
  - a. Building mass and scale;
  - b. District gateways, entry features;
  - c. Facade treatment, including cladding, articulation, doorways and entries, among other design considerations;
  - d. Landscaping, screening, and fencing;
  - e. Outdoor eating areas;
  - f. Parking and loading, including landscaping, screening, and lighting;
  - g. Signage; and
  - h. Streetscape design.
6. Require site plan approval for all new development in the Employment Area designation.
7. Maintain an adequate supply of lands designated Employment Area, and only permit the conversion of lands to other uses at the time of a comprehensive review where it has

been demonstrated that the lands are not required over the long term and that there is a need for the conversion.

8. Outside of a comprehensive review, lands designated Employment Area may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with the United Counties of Leeds and Grenville, and subject to the following:
  - a. There is an identified need for the conversion and the land is not required for employment purposes over the long term;
  - b. The proposed uses would not adversely affect the overall viability of the employment area; and
  - c. Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.
9. Require that land uses in the Employment Area designation be zoned appropriately in the Zoning By-law.

### **3.6 Institutional [Consolidated from Sections 2.1.8 and 2.7]**

Typical institutional uses include schools, libraries, government offices, hospitals, and cemeteries. In Prescott, significant institutional uses include the Canadian Coast Guard, Fort Wellington, South Grenville District High School, the Ontario Provincial Police (OPP) detachment, and the cemeteries. These uses are designated as Institutional on Schedule A of this Plan. In the case of the Coast Guard and the high school, these uses are also significant employers. In the case of Fort Wellington, this use represents a significant tourist attraction and economic generator. Smaller institutional uses in the community, such as the municipal offices, library, churches and elementary schools, are not designated Institutional, as they are better incorporated with the predominant land use that surrounds them, such as in the Residential designation.

The open nature of most uses designated Institutional, particularly Fort Wellington and the cemeteries, also means that they contribute significantly to the network of green space in the community. Institutional uses typically make a positive contribution to the community; however, it is important recognize the need to carefully integrate such uses with the surrounding neighbourhood while minimizing any potential adverse impacts on residential development.

The goals and policies for Institutional development in Prescott are outlined below.



## Section 3.0 Land Use Designations

### 3.6.1 Goals

1. Support institutional development that meets local and regional service needs, complements the aesthetic of the surrounding neighbourhood, and contributes to the Town's image and role as a regional administrative centre.
2. Ensure the compatibility of institutional development with surrounding neighbourhoods and encourage its integration, as appropriate, with the existing street and open space network.

### 3.6.2 Policies

1. Permit a diverse range of land uses in the Institutional designation, including: schools and other educational facilities; government offices; civic facilities, such as libraries and auditoriums; museums and other cultural facilities; hospitals; long-term care facilities; day cares; and cemeteries. Buildings will typically be single-use.
2. Ensure that all new institutional development connects to existing neighbourhoods. Appropriate connections may be provided by streets, sidewalks, walkways and/or bicycle paths, or open space, and shall serve as a means of integrating new development into the Town fabric, and encouraging walking and bicycle use. Such connections should also facilitate the safe separation of pedestrian, cyclist, and vehicular traffic. The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.
3. Encourage new institutional development to contribute to the network of green space in the community, as appropriate, by providing accessible open space and/or public realm space on-site, or linkages to nearby open space.
4. Minimize the potential of off-site impacts of new institutional development on adjacent residential neighbourhoods by requiring buffering and screening of new development. Potential off-site impacts to be minimized could include noise and light. Proponents of new institutional development shall be required to demonstrate regard for the policies in the Compatibility and Built Form Section of this Plan.
5. Ensure that all new institutional development, and institutional intensification, provides adequate off-street parking, in accordance with the requirements of the Zoning By-law. Access points to such parking should be designed to minimize the potential conflict between pedestrian, cyclist, and vehicular traffic. Access to institutional development from residential streets should be avoided, to the extent possible.
6. Work closely with the Upper Canada District School Board and the Catholic District School Board of Eastern Ontario in determining the need and location of future

educational facilities. Where residential development applications could significantly affect current or future educational needs, these School Boards shall be consulted.

7. Require site plan approval for all new institutional development in the Town.
8. Outside of the Institutional designation, institutional uses are also permitted in all land use designations, without an amendment to this Plan. In such circumstances, the applicable foregoing policies shall apply.
9. Require that Institutional uses be zoned appropriately in the Zoning By-law.

### **3.7 Parks and Open Space [Consolidated from Sections 2.1.9 and 2.8]**

Lands designated Parks and Open Space on Schedule A of this Plan have a significant impact on defining Prescott's urban form by providing a sense of openness, particularly on the east side, with the integration of Fort Wellington, Prescott Golf Club, and the open land on the waterfront across King Street East (County Road 2). Such lands include public and private recreation areas and facilities, as well as land held in its natural vegetated state or protected from development due to the presence of significant natural heritage features or environmental constraints, and are an important component in the Town's urban natural heritage system.

The goals and policies for Parks and Open Space development in Prescott are outlined below.

#### **3.7.1 Goals**

1. Recognize lands designated as Parks and Open Space as valuable resources that define the identity and image of Prescott and contribute to the quality of life for Town residents.
2. Recognize that the existing parks and open space lands within the built-up areas contribute to the Town's urban natural heritage system, and work toward the creation of an interconnected network of green spaces comprised of park and open space features.
3. Enhance access to park and open space features, including shoreline and waterfront areas, for residents and visitors.

#### **3.7.2 Policies**

1. Permit a range of recreational and community-oriented land uses in park and open space areas, including: community centres; recreational facilities, such as indoor/outdoor sports fields, courts, pools, and arenas; playgrounds; golf courses; marinas and docks;

## Section 3.0 Land Use Designations

environmental education/interpretive centers; nature preserves; trails; and necessary utilities.

2. Recognize that waterfront parks and greenspace are a community priority and that the Town should seek to continuously improve and enhance these spaces as funding permits.
3. Ensure that development within existing parks and recreational areas are consistent with the Town's Parks and Recreation Master Plan.
4. Provide an adequate supply and equitable distribution of lands designated Parks and Open Space, and support a wide range of recreation and leisure opportunities throughout the Town.
5. Identify and secure connections between new and existing parkland and new residential neighbourhoods during the development approval process. The provision for these connections will be included in the design of new parkland. Such connections may be made by means of sidewalks, walkways or bicycle paths, or open space.
6. Encourage the joint use of lands designated Parks and Open Space with other agencies, such as the Upper Canada District School Board, Eastern Ontario Catholic School Board, Parks Canada, Canada Coast Guard, and the United Counties of Leeds and Grenville.
7. Encourage the co-location of future school and park sites, particularly for active recreational uses, as a means of maximizing the use of land and reducing the potential for duplication of services.
8. Consider acquisition, or alternative means of maintaining existing parkland levels, if a school property is declared surplus for educational purposes.
9. Council may consider disposal of surplus parkland, provided that an overall sufficient amount of parkland within the Town is maintained, in accordance with the minimum hectares required identified in the Town's Recreation Master Plan, as amended from time to time.
10. Consider acquisition, or integration by means of access easements, of utility corridors such as railway rights-of-ways and hydro rights-of-ways for the purposes of expanding the Town's pedestrian and bicycle network. In cases where such corridors are abandoned, reuse them for park and open space purposes that are compatible with and preserve the linear characteristics of such corridors.

11. Work with other levels of government, agencies and neighbouring municipalities to coordinate strategies and funding opportunities to acquire and preserve parks, open space areas, and significant natural heritage features and areas, as part of the efforts in establishing a network of trails and an urban natural heritage system.
12. Require site plan approval for all new park and open space development in the Town.
13. Parks and Open Space uses are permitted in all land use designations, except the Employment Area designation, without an amendment to this Plan. In such circumstances, the applicable foregoing policies shall apply.
14. Permit a new recreational facility proposed at the northeast corner of Churchill Street and Sophia Street, which is intended to be the location of a new Town Recreation Complex.
15. Require that Parks and Open Space uses be zoned appropriately in the Zoning By-law.

### **3.8 Highway 401 Corridor [Consolidated from Sections 2.1.7 and 2.9]**

The Highway 401 Corridor designation on Schedule A of this Plan applies to predominantly vacant lands along Highway 401. This area is strategically located and has the potential to accommodate uses that not only serve the transportation industry and travelling public, but also the broader regional market area. It also provides an important opportunity to support the establishment of a broad range of uses, with a high standard of building and site design.

The goals and policies for development in the Highway 401 Corridor are outlined below.

#### **3.8.1 Goals**

1. Further diversify the Town's economic base and provide employment opportunities for the Town's residents.
2. Enhance the image of the Town as a successful, prosperous community by ensuring that future development exhibits a high standard of building and site design.

#### **3.8.2 Policies**

1. Permit a diverse mix of uses that are focused on serving the transportation industry and travelling public, and also the broader regional market area. Permitted uses shall be those uses which are permitted in the Employment Area and Highway Commercial designations of this Plan.

## Section 3.0 Land Use Designations

2. Consider establishing a clear identity for the area by means of entry features, streetscape, signage, lighting, landscaping, and architecture.
3. Consider treating Highway 401 as the lot frontage in terms of site planning considerations, including: building orientation and facade treatment, loading and storage; and parking.
4. Ensure that all new development provides adequate off-street parking, in accordance with the requirements of the Zoning By-law. Access points to such parking should be designed to minimize the potential conflict between pedestrian, cyclist, and vehicular traffic.
5. Ensure compatibility between permitted uses in the Highway 401 Corridor designation, and with adjacent residential neighbourhoods by establishing setbacks in accordance with Provincial Land Use Compatibility Guidelines, landscape and screening, performance requirements, and other means of reducing or eliminating the potential for adverse offsite effects, in accordance with the Commercial Facilities and Residential Uses [New Section] Section and the Industrial Facilities and Sensitive Land Uses [New Section] Section of this Plan.
6. Consult early with the Ontario Ministry of Transportation on all development proposals to maintain the operating viability of the Highway 401 corridor and interchange at Edward Street by supporting the controls required by MTO. Planning decisions on lands designated as Highway 401 Corridor within the MTO permit control areas must be consistent with MTO requirements in order for the development to obtain necessary permits. The MTO requires all necessary studies to be completed as a condition of permits and can include, but are not limited to: traffic impact studies, stormwater management studies, photometric plans, geotechnical studies and environmental assessments. All developments that have frontage on MTO controlled roads must also conform to the MTO's setback requirements.
7. Require site plan approval for all new development in the Highway 401 Corridor designation.
8. Require that new uses be zoned appropriately in the Zoning By-law.
9. Council may consider the preparation of a Servicing Study for the properties north of Highway 401 to address the feasibility of extending municipal water and services to facilitate future industrial and commercial development, and assist in addressing potential barriers to investment.

## **4.0 Natural Heritage, Cultural Heritage, and Development Constraints [New Section]**

This Section of the Official Plan contains policies related to the natural environment, including natural heritage features and areas, as well as cultural heritage resources, and development constraints resulting from the presence of natural and human-made hazards, as well as potential mineral aggregate resources in the Town.

These policies are intended to be used in conjunction with the other policies of this Plan.

### **4.1 Environmental and Natural Heritage Management [Moved from Section 3.2]**

The quality of life in any community is directly related to the quality of the natural environment and public safety and well-being. It is recognized in this Official Plan that the natural environment is a resource that must be carefully managed to preserve its quality and contribution to the health and identity of the community.

#### **4.1.1 Goals**

1. Recognize the natural environment as a community resource that must be preserved and considered in all land use planning decisions.
2. Promote development patterns that minimize adverse impacts on the natural environment.

#### **4.1.2 Policies**

##### **4.1.2.1 Environmental Impact**

1. Ensure that potential environmental impacts resulting from proposed development are appropriately evaluated and considered during the development application process. Environmental impacts include potential direct or indirect impacts of a proposed development on components of the Town's natural heritage system, such as wetlands, woodlands, and wildlife habitat. Any potential negative impacts on natural heritage features and areas or their ecological functions shall be addressed by the applicant prior to any approval by the Town, in accordance with the policies in this Section. An Environmental Impact Study may be required in support of a development application, as identified in the policies in this Section.





#### **4.1.2.2 Natural Heritage System [Renamed from Significant Natural Heritage Features Section]**

1. Recognize that, while the Town does not contain significant natural heritage features and areas such as Provincially Significant Wetlands or significant coastal wetlands, significant woodlands, areas of natural and scientific interest (ANSIs), or significant valleylands, there are natural areas where an appropriate level of environmental review is required prior to the approval of new development. These areas include, but are not limited, the St. Lawrence River and shoreline, and woodlands and unevaluated wetlands on the undeveloped lands along the eastern Town boundary, and the undeveloped lands along the Highway 401 corridor. In the event that any significant natural heritage features and areas, including Provincially Significant Wetlands, significant coastal wetlands, ANSIs, significant valleylands, or significant woodlands are identified in the future, such features shall be added to Schedule C through an amendment to this Plan.
2. Council will seek opportunities to create natural linkages and corridors between natural areas at the time of development review, as well as promote the maintenance, restoration or improvement of existing connectivity and linkages.
3. Encourage property owners and other public agencies to enter into voluntary agreements regarding the protection of natural heritage features and areas, and other natural features.
4. Require that development applications in natural areas on Schedule C, including adjacent lands, be supported by an Ecological Site Assessment and/or an Environmental Impact Study to determine the environmental value associated with the lands, as well as appropriate mitigation measures to protect any valued features. Such review shall be completed in accordance with the Environmental Impact Study policies of this Plan. For the purpose of this policy, adjacent lands are those lands lying within 120 metres of the natural areas.

#### **4.1.2.3 Adjacent Lands [New Section]**

The Provincial Policy Statement, 2020 defines adjacent lands as those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of adjacent lands may be recommended by the Province or based on municipal approached which achieve the same objectives. For the purposes of this Plan, adjacent lands are determined to include all lands within the specific distance of the boundary of natural heritage features and areas as set out in the following table:

<b>Natural Heritage Feature or Area</b>	<b>Extent of Adjacent Lands</b>
Provincially Significant Wetlands and Significant Coastal Wetlands	120 metres
Coastal Wetlands	120 metres
Areas of Natural and Scientific Interest – Life Science	120 metres
Areas of Natural and Scientific Interest – Earth Science	50 metres
Significant Valleylands	120 metres
Significant Woodlands	120 metres
Significant Habitat of Endangered and Threatened Species	120 metres
Significant Wildlife Habitat	120 metres
Fish Habitat	120 metres

1. No development or site alteration shall be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study prepared in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impact on the natural features or their ecological functions.

#### **4.1.2.4 Endangered and Threatened Species [New Section]**

The Endangered Species Act, 2007 (ESA) prohibits the killing, harming, harassment, capture, or taking of a species at risk, and the damaging or destroying of their habitat. The habitat of endangered species and threatened species is not illustrated on the Schedules of this Plan, as habitat is dynamic and species and habitat information is limited or not published for its protection. The species that occupy the habitat of endangered species and threatened species are listed or categorized on the Province’s official Species at Risk in Ontario list, as updated and amended from time to time. The Province administers the ESA to protect and conserve Species at Risk and their habitat. Under the ESA, the Province is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitat. The Ministry of the Environment, Conservation and Parks (MECP) is the lead agency responsible for approving the delineation of habitat of endangered species and threatened species and administering the provisions for the ESA.

A list of Species at Risk (SAR) known to have observations and occurrences in the area is available through the MECP. If at any time, SAR as listed under the ESA is encountered, work must stop immediately and the MECP must be contacted.

1. The presence of, or high potential for, Species at Risk (extirpated, endangered, threatened or special concern species) on a site shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with MECP district staff.
2. It is the responsibility of the proponent to ensure that any development or activity does not contravene the ESA. All development and site alteration must be planned and

## Section 4.0 Natural Heritage, Cultural Heritage, and Development Constraints



considered in accordance with the provisions of the ESA. A preliminary Ecological Site Assessment may be required to be carried out during the planning of proposed development and site alterations to determine whether a listed species or its habitat may be present before carrying out an activity that may contravene the ESA. In accordance with the Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual, as amended, an Ecological Site Assessment can include review of one or more of the following:

- a. Information about known occurrences within the recommended screening distance of at least 1 km;
- b. Information provided by the MECP to municipalities (e.g. screening information, species lists, range maps);
- c. In the absence of or in addition to such MECP information, guidance from the local MECP district office;
- d. Official Plan mapping;
- e. Existing local knowledge (e.g. that of municipal staff) of the area and the species likely to occur, given their ranges and habitat needs; and
- f. Preliminary field investigations (if needed to confirm the presence of species).

If the results of the preliminary Ecological Site Assessment determine that the significant habitat of an endangered or threatened species is not present on the proposed development site, no action is required. Proponents should submit the information to the Town.

If the results of the preliminary Ecological Site Assessment determine that the significant habitat of an endangered or threatened species may be present on the proposed development site, the proponent shall provide the Town with an Environmental Impact Study, prepared in accordance with the Environmental Impact Study Section of this Plan, to demonstrate that there will be no negative impacts on the habitat of endangered and threatened species or its ecological function. The EIS must be completed by a qualified professional to address potential impacts on the habitat of endangered and threatened species. Some activities may need to be modified to accommodate endangered and threatened species and their habitats, and to minimize any adverse effects on these species. While current best management practices may help to mitigate the impacts resulting from an activity on the land, additional actions may be required to address specific impacts on a species at a particular site or location and will be determined on a case-by-case basis.

3. If impacts to an endangered species or threatened species cannot be avoided, then the activity cannot proceed unless a permit or agreement under the ESA is granted. The proponent must work directly with MECP district staff to develop agreements or permits when required.

#### **4.1.2.5 Fish Habitat [New Section]**

The Town of Prescott supports the management of fisheries, with important economic, social and environmental benefits. Under the Fisheries Act, fish habitat is defined as spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. The Department of Fisheries and Oceans Canada (DFO) has a mandate to protect and preserve fish habitat on Crown and private lands under the Fisheries Act, and the Ministry of Natural Resources and Forestry has a lead role in supporting planning authorities in carrying out their responsibilities.

1. Where detailed habitat mapping is not available, all watercourses and waterbodies shall be considered fish habitat, unless it can be demonstrated to the satisfaction of the Town that the features do not constitute fish habitat as defined in the Fisheries Act. Evaluations of watercourses and waterbodies must be performed by a qualified biologist.
2. Development and site alteration shall not be permitted on or within 120 m of fish spawning or nursery habitat, unless it is demonstrated through the preparation of an Environmental Impact Study (EIS), in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on natural features or ecological functions. This EIS shall be completed by a qualified professional and shall identify the features of the fish habitat, the nature of the proposed development, the potential impacts that the development may have on the fish habitat, and mitigation measures required to prevent adverse impacts on fish habitat.
3. Where development or site alteration will result in serious harm to fish, prior authorization is required from DFO under the Fisheries Act.

#### **4.1.2.6 Wetlands [New Section]**

Wetlands are essential components of ecosystems that contribute to the high quality of the environment. Wetlands assist in flood control by controlling and storing surface water, trap sediment to improve water quality, provide habitat for a variety of plant and animal species, and function as recharge areas for groundwater resources. The Town recognizes the importance of protecting wetlands and their critical ecological and hydrological functions.

The Ministry of Natural Resources and Forestry evaluates the biological, social, hydrological and special features of wetlands to determine their relative significance in Ontario and designates certain areas as Provincially Significant Wetlands and significant coastal wetlands.



1. Wetlands within the Town are illustrated in Schedule C. To date, no wetlands in the Town have been identified as Provincially Significant Wetlands or significant coastal wetlands.
2. All wetlands are important natural heritage features and areas and will generally be protected from incompatible development and site alteration.
3. A wetland evaluation must be performed before any planning approvals are processed for wetlands that have characteristics or components of a significant wetland, including significant species or functions. Guidance for wetland evaluations can be found in the Ministry of Natural Resources and Forestry's Ontario Wetland Evaluation System – Southern Manual (2013).
4. Any evaluated wetland that is deemed to be significant shall be granted the protections afforded in this Plan, without the need for an amendment to this Plan.

#### **4.1.2.7 Significant Coastal Wetlands [New Section]**

The Town of Prescott recognizes that coastal wetlands represent any wetlands that are located on one of the Great Lakes or their contributing channels, including the St. Lawrence River, or any other wetland that is on a tributary to any of the aforementioned waterbodies and lie, either wholly or in part, downstream of a line located 2 km upstream of the 1:100 year floodline (plus wave run-up) of the large waterbody to which the tributary is connected.

1. Development and site alteration shall not be permitted within significant coastal wetlands.
2. No development or site alteration shall be permitted on adjacent lands which are within 120 m of the boundaries of a significant coastal wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study prepared in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on the natural feature or its ecological function.

#### **4.1.2.8 Provincially Significant Wetlands [New Section]**

The Town of Prescott recognizes that Provincially Significant Wetlands (PSWs) must be protected and conserved. While no PSWs have been identified in the Town, the Town recognizes the potential for unevaluated wetlands to be identified as PSWs in the future.

1. Development and site alteration shall not be permitted within a Provincially Significant Wetland.

2. No development or site alteration shall be permitted on adjacent lands which are within 120 m of the boundaries of a Provincially Significant Wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through the preparation of an Environmental Impact Study prepared in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on the natural feature or its ecological function.

#### **4.1.2.9 Wildlife Habitat [New Section]**

The Town recognizes that all the undeveloped land in the Town may be suitable habitat for a variety of wildlife species, including natural areas identified on Schedule C. The 2020 Provincial Policy Statement defines a wildlife habitat area as an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Significant wildlife habitat areas are not illustrated on the Schedules of this Plan, as the exact locations of these areas must be determined on a site-specific basis, in accordance with the criteria for determining significance provided in the Ministry of Natural Resources and Forestry's' Natural Heritage Reference Manual, as amended, Ecoregion criteria, and the Significant Wildlife Habitat Technical Guide.

No significant wildlife habitat areas have been identified by the Province.

1. Wildlife habitats may include one or more of the following characteristics:
  - a. Seasonal concentrations of animals, such as deer wintering habitat;
  - b. Rare vegetation communities and specialized habitats for wildlife;
  - c. Habitats of species of 'special concern' and other wildlife habitats, such as provincially rare plants, reptiles, amphibians, and birds, as well as nests of raptors such as osprey; and
  - d. Animal movement corridors.
2. Lands identified as wildlife habitat are important components of the Natural Heritage System within the Town and must be protected from incompatible development and site alteration.
3. A wildlife habitat evaluation must be performed by a qualified environmental professional before any planning approvals are processed for areas that have characteristics or components of a wildlife habitat. Development and site alteration shall not be permitted within or adjacent to significant wildlife habitat, unless it has been demonstrated through the preparation of an Environmental Impact Study in accordance with the Environmental





Impact Study Section of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

4. Any evaluated wildlife habitat that is deemed to be significant will be granted the protections afforded in this Section without the need for an amendment to this Plan.

#### **4.1.2.10 Woodlands [New Section]**

Woodlands are treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as: preventing erosion; hydrological and nutrient cycling; provision of clean air; long-term carbon storage; provision of essential habitat for flora and fauna, including Species at Risk; outdoor recreation opportunities; the sustainable harvest of a wide range of woodland products; and scenic values. Woodlands include treed areas, woodlots, or forested areas, and vary in their significance at the local, regional, and provincial levels.

The intent of this Plan is to conserve significant woodlands and vegetation, and prohibit incompatible land uses that deter their long-term benefits. While this Plan does not identify the location of significant woodlands with the Town, consideration should be given when directing development. For the purposes of this Plan, significant woodlands include those that meet the criteria established in the Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual, as amended.

Woodlands are identified on Schedule C of this Plan, based on available provincial mapping which has not been groundtruthed. There may be areas identified as woodlands where they may not exist, as well as areas which may be woodlands but have not been mapped, or their boundaries have changed over time.

1. At the time of a development application where woodlands have been identified on Schedule C, site assessment by a qualified environmental professional shall be required to verify the presence of significant woodlands, and the determination of significance shall be based on the criteria provided in the Natural Heritage Reference Manual, as amended.
2. Existing development shall be permitted within woodlands and significant woodlands. Development on existing lots of record shall be permitted, subject to all other relevant policies of this Plan.
3. New development should be directed away from woodlands, to the extent feasible.
4. Permitted development within woodlands should seek to minimize its footprint.

5. Development and site alteration shall not be permitted within or adjacent to significant woodlands, unless it has been demonstrated, through the preparation of an Environmental Impact Study in accordance with the Environmental Impact Study Section of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

#### **4.1.2.11 Environmental Impact Study [Moved from Section 3.2.2]**

The purpose of an Environmental Impact Study (EIS) is to provide the Town and other regulatory agencies with a professional opinion on the potential impact of development and site alteration on natural heritage features, areas, and adjacent lands, and their ecological functions. The Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual, as amended, shall be used to guide the preparation of an EIS and evaluation of potential impacts.

1. Ensure that the preparation of an Environmental Impact Study (EIS), where required by the policies of this Plan or where the development approval process identifies the need for one, be completed by a qualified professional at the expense of the applicant. The nature and scale of the proposed development, its physical location relative to the natural heritage features and areas and the contextual environment (i.e. built versus natural) in which it is to occur are important considerations in the context of establishing the appropriate level of study to be undertaken. Accordingly, any required Environmental Impact Study shall generally be scoped, in consultation with the Ministry of Natural Resources and Forestry (MNRF) and/or South Nation Conservation Authority (SNC), to suit the particular circumstances prior to being undertaken.
2. Require a full Environmental Impact Study, in consultation with the Ministry of Natural Resources and Forestry (MNRF) and/or South Nation Conservation Authority (SNC), where dictated by the type and size of the proposed development and the potential significance of the natural heritage features and areas that may be impacted. Such a study shall also be completed by a qualified professional at the expense of the applicant and include:
  - a. Defining the nature and the boundaries of any significant features, including the presence of endangered and threatened species and their habitats, ecological functions, and values on, or adjacent to, the site;
  - b. Describing and mapping proposed development activities, including building location, excavation, site grading, landscaping, drainage works, roadway construction, paving, sewer and water servicing in relation to various environmental considerations;
  - c. Predicting the effects of proposed development on the various components of the environment on and adjacent to the site, such as wildlife, fish, vegetation, soil,



surface water, groundwater, air and any other relevant factors, taking into consideration effects during and after site alteration;

- d. Evaluating the significance of all predicted and adverse and positive effects on the various environmental considerations;
- e. Itemizing and recommending all measures that can be taken to avoid, reduce, or mitigate the predicted negative impacts;
- f. Evaluating the cumulative effect that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural features, areas, and adjacent lands, and ecological functions identified for protection;
- g. Concluding with a professional opinion on whether negative effects on the natural features and ecological functions will occur, the significance of such impacts, and whether ongoing monitoring is required.

#### **4.1.2.12 Trees and Landscaping**

The Town recognizes the importance of incorporating and providing healthy growing conditions for trees and landscaping to improve air quality, mitigate urban heat island effects, enhance ecosystem health, and contribute to community character. Trees can frame and define streets, calm traffic by visually narrowing the roadway, and add texture, shade, and visual interest.

- 1. Require the submission of a landscape and/or tree planting plan as part of any development application that requires site plan approval.
- 2. Require the submission of a tree preservation and/or tree planting plan as a condition of approval for a plan of subdivision.
- 3. Encourage the inclusion of native planting species in landscape and/or tree planting plans, as part of development review.
- 4. Consider the adoption of a tree cutting by-law to prohibit or regulate the injuring or destruction of trees that contribute to the urban forest.
- 5. Consider the preparation of guidelines for landscaping and/or tree planting in the Town, including for roadway allowances, parklands, and other civic properties. Such guidelines should address the functionality of landscaped areas vis a vis existing infrastructure and their contribution to the urban forest.

## 4.2 Cultural Heritage Resources [Moved from Section 3.4]

The historical context of Prescott is expressed in its many historic buildings and sites, which contribute significantly to the identity and image of the Town as a tourist attraction and as a preferred place to live, work, and shop. It is important then, to protect and conserve cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological resources. Conservation and preservation of historic features in the Town is strongly encouraged.

### 4.2.1 Goals

1. Encourage the conservation and preservation of historic features and cultural resources in the Town to enhance quality of life and support local economic development.
2. Recognize the importance of the conservation and preservation of historic features and cultural resources to local economic development, including tourism.
3. Support the adaptive re-use of existing heritage buildings in the Town.

### 4.2.2 Policies

#### 4.2.2.1 Built Heritage Resources and Cultural Heritage Landscapes

“Built heritage resources” and “cultural heritage landscapes” are defined in the 2020 Provincial Policy Statement and in this Plan as follows:

**Built heritage resources:** means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers.

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

1. Significant built heritage resources and cultural heritage landscapes shall be identified and conserved.



2. The Ontario Heritage Act may be utilized to conserve, protect, and enhance resources of cultural heritage interest or value in the Town through the designation, by by-law, of individual buildings, structures, sites, and landscapes, or heritage conservation districts in the Town, as appropriate. The establishment of a Heritage Conservation District may be implemented in the Zoning By-law through an overlay zone, as appropriate.
3. The Town shall maintain a municipal register of properties, districts, and landscapes, and other resources of cultural heritage interest or value, including any properties designated under Parts IV and V of the Ontario Heritage Act. Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register.
4. Where development or site alteration is proposed that may impact a significant cultural heritage resource, or on a property adjacent to or fronting a protected heritage property, the Town shall require an application to undertake a Heritage Impact Assessment as part of the development review process. The Heritage Impact Assessment shall be conducted by a qualified professional with expertise in the conservation of cultural heritage resources to:
  - a. Identify the positive and adverse impacts on the cultural heritage resource that may be expected to occur as a result of the proposed development; and
  - b. Describe alternative development approaches, mitigation measures, and conservation methods that may be required to prevent, minimize or mitigate the adverse impacts.
5. Where a property has not previously been evaluated, a Cultural Heritage Evaluation Report may need to be completed prior to a Heritage Impact Assessment.
6. The Town shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage resources.
7. Consider the preparation of a Heritage Master Plan for the Town as a means of identifying various cultural heritage resources and historic elements, and establishing policies and/or guidelines for long term conservation and preservation. The Heritage Master Plan could include:
  - a. Inventory, evaluation, and mapping of registered and unregistered historic sites and places, Provincially-registered archaeological sites, locally-known archaeological sites, areas of archaeological potential, and other locally significant cultural heritage resources;
  - b. Identification and evaluation of cultural facilities and organizations;

- c. Strategies for the conservation and enhancement of identified resources; and
  - d. Programs to educate and inform the public of identified resources and encourage community participation in resource conservation and enhancement.
8. Recognize the importance of a Heritage Committee and support their role in examining the desirability and suitability of restoring, conserving, and preserving cultural heritage resources in the Town.
9. Consider establishing or participating in an existing heritage grant program to encourage the conservation and preservation of cultural heritage resources.
10. Consider the restoration of built heritage resources deemed to be in non-compliance with Town building by-laws by permitting specific amendments, as appropriate and allowed under the Ontario Building Code Act and the Ontario Heritage Act.
11. Support the priority projects recommended for the King Street District in the Downtown Design and Guidelines report, including the Façade Improvement Program.
12. Apply the guidelines in the Downtown Design and Guidelines report (as amended) to evaluate all applications for new development in the Downtown Core to ensure that development is sensitive to and supports the historical nature of the downtown, and adheres to the vision for the downtown established by the community as part of the Official Plan process. These guidelines relate to:
  - a. Historic buildings on King Street; and
  - b. New commercial construction and remodeling buildings on King Street.
13. In attaining its goal for establishing a barrier-free environment, Council shall encourage access solutions in a manner that respects the cultural heritage value or interest of a protected property. Council recognizes that standardized designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes.
14. Utilize site plan control to protect cultural heritage resources and to implement specific conditions as part of the site plan agreement.



#### **4.2.2.2 Archaeological Resources**

“Archaeological resources” and “areas of archaeological potential” are defined in the 2020 Provincial Policy Statement as follows:

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.

Areas of archaeological potential are determined through the use of provincial screening criteria, or potential mapping. Provincial screening criteria include the consideration of factors such as proximity to known archaeological sites, burial sites or cemeteries, present or past water sources, well-drained sandy soil, elevated topography, distinctive landforms, resource extraction areas and historic transportation routes or other places of past human settlement.

Records of known archaeological sites are maintained by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI).

The Town recognizes that, by virtue of its location on the St. Lawrence River, there is significant potential to contain archaeological resources within its boundaries.

1. The Town shall work with the MHSTCI to obtain available site data from the Provincial archaeological database to assist in local heritage conservation and preservation efforts and in the review of development applications. Ensure that the database is updated as new sites are identified by the Province or during local land development.
2. Where a development proposal or site alteration is proposed on lands containing archaeological resources or is within an area considered to have archaeological potential, the Town shall require an applicant to undertake an Archaeological Assessment of the lands to determine the nature and extent of any archaeological resources on the site. The Archaeological Assessment shall be conducted by an archaeologist licensed under the Ontario Heritage Act, and will be in compliance with guidelines set out by the MHSTCI, as well as licensing requirements development under the Ontario Heritage Act. The Archaeological Assessment shall be submitted to the Town and the MHSTCI for approval and registration.
3. Where archaeological resources are found on lands to be developed, further Archaeological Assessment may be required. Significant archaeological resources shall



be conserved through avoidance and long-term protection, or through documentation and removal.

4. For planning applications relating to existing developed properties where no new development is proposed or in the case of infill development, archaeological assessments shall not be required unless the property contains a designated cultural heritage resource, a cemetery, burial place, or known archaeological site.
5. Development on known archaeological sites shall be prohibited, and any alterations on such sites shall only be performed by a licensed archaeologist under Section 48 of the Ontario Heritage Act.
6. The Town may require a Marine Archaeological Assessment to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value may be impacted by shoreline and waterfront developments. The assessment must be consistent with the guidelines set out by the MHSTCI, as well as licensing requirements developed under the Ontario Heritage Act.
7. The Town recognizes the importance of areas of archaeological potential, such as along the current and ancient shoreline of the St. Lawrence River, and shall require applicants to work with the Town and the MHSTCI should any archaeological resources be discovered during development. Such a discovery may warrant on-site archaeological preservation to maintain the integrity of the resource, or rescue excavation to remove the resource.
8. The Town recognizes that during development, there may be a need for archaeological preservation on site or rescue excavation of significant archaeological resources as a result of development proposals, and to ensure the preservation of such resources.
9. The Town shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing archaeological resources. Consultation with Indigenous communities shall be required on any Stage 2 Archaeological Assessment report that identifies areas of historical interest or potential for Indigenous artifacts.
10. If human remains are encountered, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the



Ontario Heritage Act.

When development has the potential to impact a known or suspected cemetery or burial site, an Archaeological Assessment by a licensed consultant archaeologist shall be required. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply. Development shall be guided by this legislation and corresponding direction from the Ministry of Government and Consumer Services.

### **4.3 Hazards [New Section]**

Environmental conditions, whether naturally occurring or human-made, can result in hazards to human life or health, and damage or loss of value to property. Hazards in the natural environment include flooding and wildland fires. Human-made hazards include contaminated sites, abandoned mine hazards, and petroleum wells.

#### **4.3.1 Goals**

1. Recognize the existence and potential for natural and human-made hazards in the Town of Prescott.
2. Protect residents from potential natural and human-made hazards.
3. Identify hazards that may be exacerbated by the impacts of climate change, such as flooding and wildfires.

#### **4.3.2 Natural Hazards Policies [New Section]**

##### **4.3.2.1 Floodplain - St. Lawrence River Hazards [Moved from Section 3.2.2]**

Floodplains are lands which may be prone to flooding and erosion. In the Town of Prescott, lands along the shoreline of the St. Lawrence River designated as Floodplain are shown in Schedule C, based on up-to-date mapping received from the South Nation Conservation Authority (SNC) in August 2020. Where lands are subject to the Floodplain designation, the policies of this Section, as well as the underlying land use designation, must be considered.

Appendix A to this Official Plan contains LIDAR mapping for information purposes, including digital elevation models.

1. Uses permitted on lands designated Floodplain in Schedule C shall include conservation, forestry, public or private parks, golf courses, tourism or other outdoor recreation uses, and other uses compatible with flooding.

2. For development that is proposed along the waterfront south of King Street, and is located within the Floodplain designation, the Town shall require a Flooding Hazard Analysis to determine whether the associated hazards of flooding, wave uprush and dynamic beach are present and to ensure that no development will be undertaken within the floodplain and that potential impacts on development adjacent to the floodplain are appropriately mitigated.
3. No new buildings or structures shall be permitted on lands within the Floodplain designation, except where such buildings or structures are:
  - a. Intended for flood or erosion control or are normally associated with watercourse protection or bank stabilization;
  - b. For essential public services, except:
    - i. Where there is a threat to the safe evacuation of residents during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; and
    - ii. Those essential emergency services which would be impaired during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion.
  - c. For other uses normally associated with shorelines such as docks, boathouses non-habitable pedestrian amenities and temporary seasonal structures.
4. All buildings and structures existing at the date of adoption of this Plan shall be recognized.
5. The Town shall discourage expansion of any non-conforming building, structure, or use within the Floodplain designation; however, reconstruction and/or minor alterations to existing buildings and structures, and additions or extensions which are not likely to incur significant flood damage, and will not result in impediments to flow or floodwater storage, may be considered by the Town.
6. The Floodplain designation shown on Schedule C may be subject to minor changes without an amendment to this Plan provided the intent of the Plan is met. Where such changes occur, the underlying land use designation shall continue to apply and the Zoning By-law shall be amended accordingly.



7. Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

#### **4.3.2.2 Wildland Fire Hazard Areas [New Section]**

Hazardous forest types for wildland fire are forest types that have been assessed by the Province as being associated with risk of wildland fire. These areas are generally composed of forest fuel types including natural conifer forests and unmanaged conifer plantations.

Potential areas identified by the Province as having risk for wildland fire are illustrated in Schedule E of this Plan. Schedule E is provided for information purposes and is intended to provide a screening tool for identifying areas at potential risk for wildland fire. Where updated and/or more detail assessments are undertaken, Schedule E may be revised without requiring an amendment to this Plan. The following policies shall apply to areas near wildland fire hazards:

1. Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
2. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry (MNR).
3. In the absence of detailed municipal assessments, proponents submitting a planning application shall undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent lands, to the extent possible. If development is proceeding where high to extreme risk for wildland fire is present, measures should be identified by proponents to outline how the risk will be mitigated.
4. Wildland fire mitigation measures which would result in development or site alteration shall not be permitted in lands designated as Provincially Significant Wetlands. Wildland fire mitigation measures may occur in areas of significant wildlife habitat and significant woodlands, provided that it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions through an Environmental Impact Study, prepared in accordance with the policies in the Environmental Impact Study Section of this Plan.

### 4.3.3 Human-Made Hazards Policies

#### 4.3.3.1 Abandoned Mine Hazards [New Section]

As defined in the 2020 Provincial Policy Statement, mine hazards include any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated. Mine hazards may pose a threat of injury and potential loss of life if they are not mitigated or rehabilitated. The Ministry of Energy, Northern Development and Mines (MENDM) maintains the Abandoned Mines Inventory System (AMIS) which contains information relating to known and recorded mine sites.

To date, no known or recorded AMIS sites have been identified within the Town. If AMIS sites are identified in the future, these sites will be considered to be hazardous areas.

1. The Town shall require that applicants for any proposed development on or within 1 km of an abandoned mine hazard to consult with the MENDM regarding the nature of the hazard, and to undertake any remediation measures as legislated under the Mining Act.
2. Where an abandoned mine hazard exists, the Township shall require applicants with proposed development on, abutting or adjacent to the lands affected by mine hazards to be supported by a study that:
  - a. Identifies potential safety threats;
  - b. Demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard; and
  - c. Establishes measures to address and mitigate known or suspected hazards.
3. Development on, abutting or adjacent to lands affected by mine hazards or former mineral mining operations shall be permitted only if measures to address and mitigate known or suspected hazards are underway or have been completed, to the satisfaction of the Town and the Province.
4. Where rehabilitation requirements are known and are feasible, known mine hazards and adjacent lands may be zoned with a Holding Zone. In these instances, rehabilitation of the site in accordance with the requirements of the Mining Act shall be required prior to the removal of the holding symbol. In the interim, uses permitted on such properties shall be restricted to existing land uses.



**4.3.3.2 Contaminated Sites [Moved from Section 3.2.2]**

1. Encourage the rehabilitation and redevelopment, as appropriate, of any potentially contaminated site having the potential for adverse effects on humans and/or the natural environment.
2. Where planning approvals are required prior to the development of any property which is known or suspected of being contaminated by previous uses, for example a gas station or an industrial site, or where a change in use to a more sensitive land use has been proposed, an environmental site assessment shall be required, prepared by a qualified professional in accordance with O. Reg. 153/04: Records of Site Condition under Part XV.1 of the Environmental Protection Act, as amended, and with the Ministry of Environment, Conservation and Parks (MECP) guidelines, as amended.
3. Where an environmental site assessment completed per Policy 2 of this Section finds reasonable evidence to suggest the presence of contamination, further technical studies may be necessary to:
  - a. Identify the nature and extent of contamination;
  - b. Determine potential human health and safety concerns as well as effects on ecological health and the natural environment;
  - c. Demonstrate that the site can be rehabilitated to meet Provincial standards; and
  - d. Establish procedures for site rehabilitation and mitigation of the contamination in accordance with O. Reg 153/04, and with the MECP guidelines, as amended.
4. As a condition of approval, the municipality will require that remediation, where required, is undertaken to appropriate standards of the MECP, as specified in O. Reg 153/04 and in the MECP guidelines, as amended, or other regulatory requirements of the MECP. A Record of Site Condition shall also be required. The Record of Site Condition shall be submitted to the Town and to the MECP, and filed on the Environmental Site Registry, as required by the MECP guidelines.
5. In some cases, where site remediation requirements are known and feasible, planning approvals using a Holding Zone may be considered. In these instances, the remediation of the site and the submission of a Record of Site Condition, acknowledged by the MECP, shall be required prior to the removal of a holding symbol. In the interim, uses permitted on such properties shall be restricted to existing land uses.

#### **4.3.3.3 Petroleum Wells [New Section]**

Development within proximity to petroleum resource operations must be carefully regulated to minimize land use conflicts and the potential for any adverse effects. There are no known petroleum wells within the Town; however, should any petroleum wells be identified in the future, the following policies shall apply.

1. New development shall be set back 75 m from existing petroleum wells and associated works, with this setback being equivalent to the required setback under the Oil, Gas and Salt Resources Act, as amended, for new wells from existing development.

#### **4.4 Mineral Aggregate Resources [New Section]**

The 2020 Provincial Policy Statement directs that mineral aggregate resources shall be protected for long-term use. Mineral aggregate resources means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance

purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

It is recognized that the Town of Prescott does not currently contain any licenced mineral aggregate sites or operations. Areas with the potential for mineral aggregate resources are identified on Schedule D as Tertiary Sand and Gravel Resources and Bedrock Resource Area. The identification of mineral aggregate resources on Schedule D does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing mineral aggregate operations, especially where these potential mineral aggregate resources are constrained by other existing land use and urban built up areas, or natural heritage features and areas.

##### **4.4.1 Goals**

1. To protect areas having the potential for mineral aggregate resources for long-term use, where appropriate.

##### **4.4.2 Policies**

1. In any areas identified as Tertiary Sand and Gravel Resources and Bedrock Resource Area on Schedule D, or on adjacent lands, development which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:



## Section 4.0 Natural Heritage, Cultural Heritage, and Development Constraints



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

For the purposes of this policy, adjacent lands shall generally include lands within 300 m of sand and gravel resources areas and within 500 m of bedrock resource areas.

2. Notwithstanding Policy 1, development in areas identified as Tertiary Sand and Gravel Resources and Bedrock Resource Area on Schedule D, or on adjacent lands, which are part of the urban built up area of the Town of Prescott, or which are constrained by other existing land uses, shall be permitted.
3. It is recognized that there is potential for deposits of mineral aggregate resources to exist outside of the areas identified on Schedule D. The extraction of mineral aggregate resources may be permitted outside of the areas identified on Schedule D where there is sufficient quantity and quality of mineral aggregate resources to warrant extraction, as determined on a case-by-case basis.
4. The Town shall work with the United Counties of Leeds and Grenville in their preparation of an Aggregate Resources Master Plan to refine the deposits of mineral aggregate resources identified by the Province, and more accurately identify and examine the extent and viability of the potential mineral aggregate resources in the United Counties and in the Town of Prescott.
5. Extractions of any size shall be undertaken in a manner which minimizes social and environmental impacts.
6. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
7. Development in or adjacent to an area of known mineral or aggregate resources, shall be located and buffered sufficiently to ensure that the extraction is not limited and that the development is not affected by the noise, dust or other health and public safety issues that are related to the extractive activity.
8. New mineral aggregate extraction operations shall be permitted in the areas identified as Tertiary Sand and Gravel Resources and Bedrock Resource Area on Schedule D, provided that separation distances are established in accordance with Ministry of the Environment, Conservation and Parks' D-Series Guidelines to ensure that they are not

offensive and do not create a nuisance as a result of noise, hours of operations, odour, traffic generation, air emissions or other means. New mineral aggregate operations should be screened from view to the greatest extent possible. New or expanded mineral aggregate operations should also not negatively affect existing and future adjacent land uses, social values, and the environment.

9. Council shall conserve cultural heritage resources when considering the establishment of new areas for mineral aggregate extraction or new operations. When necessary, Council shall require the mitigation of any negative impacts on cultural heritage interest or value through the use of Cultural Heritage Evaluation Reports, Heritage Impact Assessments and/or Archaeological Assessments.
10. Progressive and final rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased in order to accommodate new land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration. An Official Plan Amendment to the new land use designation may be required to implement the subsequent land use. Progressive rehabilitation should be undertaken wherever feasible.



## 5.0 Community Services and Transportation [Moved from Section 4.0]

This Section of the Official Plan addresses a number of policy issues that relate to the provision of community services and related facilities in Prescott. Such services include traffic and circulation, public services and utilities (sewer, water, energy, etc.), and waste management. Parks and recreation services and facilities are also provided by the Town; however, since Parks and Open Space is a land use designation in this Official Plan, the policies related to this community service are contained in Parks and Open Space Section of this Plan.

These policies are intended to be used in conjunction with the other policies of this Plan.

### 5.1 Traffic and Circulation

The Town's traffic and circulation system is an essential part of achieving the vision, goals, and policies expressed in this Official Plan, and influences both land use and the quality of life in the Town. The circulation system is comprised of streets for use by vehicles and bicycles; while sidewalks and trails for use by pedestrians. Its primary purpose is to provide for the movement of people and goods safely and efficiently within the Town and to adjoining areas. While the motor vehicle will likely continue to be the primary means of transportation in Prescott for the foreseeable future, its use will be balanced by other modes of transportation, particularly in the Downtown Core.

The Town's traffic and circulation system is identified in Schedule B of this Plan.

#### 5.1.1 Goals

1. Design an integrated traffic and circulation system for all residents and businesses that is safe, convenient, affordable, and efficient while minimizing environmental impacts.
2. Provide a balanced traffic and circulation system consisting of vehicular, pedestrian, and cycling modes along with necessary supporting infrastructure.
3. Recognize the link between transportation and land use and integrate planning for each.
4. Reduce the need to drive and encourage walking and active transportation uses, including mobility devices, by providing for a mix of land uses in the Town.

## **5.1.2 Policies**

### **5.1.2.1 General**

1. Maintain a traffic and circulation system that supports and complements the vision, goals, and policies expressed in this Official Plan.
2. Provide a traffic and circulation system that accommodates the existing and future transportation needs of drivers, pedestrians, cyclists, and mobility devices.
3. Encourage alternative modes of transportation by supporting development that encourages active transportation, such as walking, cycling, and mobility devices, and increases opportunities to live close to work and satisfy day-to-day needs locally without relying on a vehicle.
4. Require that any traffic and circulation system construction and reconstruction project maximize mobility and accessibility for persons with disabilities.

### **5.1.2.2 Road Classification**

1. Continue to utilize a functional classification system for roads to aid in the planning, development, and maintenance of the Town's traffic and circulation system. Road classifications include Provincial Highways, Arterial Roads, Collector Roads, Local Roads, and Cycling and Pedestrian Routes, as follows (refer to Schedule B):
  - a. Provincial Highways are roadways under the jurisdiction of the Ontario Ministry of Transportation (MTO) that are designed to facilitate through traffic movement of medium-to-high volumes. Development within the MTO's permit control area is subject to the requirements of the Public Transportation and Highway Improvement Act R.S.O. 1990. Developers and property owners within the MTO's permit control area are required to obtain approval and acceptance of their development plans, and Ministry permits prior to the issuance of municipal approval. As a condition of access permits and building and land use permits, the MTO may require the completion of studies which may include, but are not limited to traffic impact studies, stormwater management studies, photometric plans, geotechnical studies, and environmental assessments.
  - b. Arterial Roads are roadways comprised of two (2) and four (4) lanes that are designed to carry relatively high traffic volumes and provide for the movement between principal traffic generators and the interconnection of Provincial Highways. Undivided arterial roads have a design right-of-way width of 30 metres and divided arterial roads have a design right-of-way width of 36 metres. All

## Section 5.0 Community Services and Transportation

arterial roads have normal traffic speeds of 60 km/hr or less. Direct access to abutting properties is discouraged.

- c. Collector Roads are roadways comprised of two (2) lanes that are designed to collect and distribute traffic at relatively low operating speeds to and from local roads and arterial roads. Collector Roads have a design right-of-way width of 25 metres. Direct access to abutting properties is generally permitted.
- d. Local Roads provide direct access to abutting properties at low operating speeds with a design right-of-way width of 20 metres, unless otherwise approved by the Town.
- e. Cycling and Pedestrian Routes provide the ability to access various neighbourhoods, parks and open space, and civic facilities via active transportation modes. Such routes may either be shared with streets by means of a bicycle lane and sidewalk, or may be comprised of dedicated lane, path, or trail rights-of-way.

### 5.1.2.3 System Planning

1. Protect adequate road rights-of-way to meet future needs.
2. Maximize the use of existing roads and rights-of-way rather than acquiring new rights-of-way and/or building new roads. The joint use of road rights-of-way with other utilities is encouraged.
3. Recognize that the Future Roads and Future Cycling and Pedestrian Routes identified on Schedule B are intended to be illustrative only and may not occur as indicated. Detailed studies will be completed in conjunction with any proposed widening of an existing right-of-way or the establishment of a new right-of-way.
4. Recognize that the Town may require land to be conveyed at no cost for the purpose of widening of an existing right-of-way as a condition of consent, subdivision, or site plan approval. Widening shall generally be equal on both sides of the right-of-way, except where site-specific conditions necessitate an unequal widening.
5. Provide adequate road capacity to meet the needs of local traffic, but not necessarily through-traffic demands which should be met by regional and provincial transportation facilities and services.
6. Consider potential environmental impacts when evaluating transportation improvements, including public safety, quality of life, and protection of environmental resources.

7. Maximize the effectiveness of Town transportation plans and programs by coordinating local plans with neighbouring municipal and provincial initiatives.
8. Provide active input in the planning of regional and provincial transportation facilities and services.
9. Encourage the co-location of linear infrastructure, such as roads, pipelines and powerlines, where appropriate, and evaluate opportunities for co-location of linear infrastructure with neighbouring municipalities where developments span municipal borders, such as for the areas north of Highway 401.
10. Consider the future completion of an Active Transportation Master Plan for the Town, which may identify:
  - a. The type and location of active transportation facilities;
  - b. Required infrastructure improvements to support a healthy and age-friendly community; and
  - c. Connectivity between recreational and tourism assets.
11. Encourage opportunities to partner with neighbouring municipalities on the potential development of a future regional bus service, or other transportation modes such as water-based connections, to connect neighbouring tourism assets.

#### **5.1.2.4 Development**

1. Encourage a grid-oriented street network in the planning of new development as a means of distributing vehicular traffic efficiently and providing more direct and accessible routes for pedestrians and cyclists.
2. Encourage new development or redevelopment to consider street connectivity and connectivity of active transportation infrastructure, in coordination with the Town.
3. The Town may consider requiring the dedication of lands for active transportation, such as pedestrian and bicycle pathways, as a condition of subdivision and site plan approvals, in accordance with the Planning Act.
4. Review and evaluate existing street standards to determine if reduced roadway and right-of-way width standards are appropriate.
5. Permit turning circles, roundabouts, or other similar roadway features subject to an evaluation by the Town of the functional, operational, servicing and financial issues

## Section 5.0 Community Services and Transportation

associated with their use. The Town shall consider undertaking a public education campaign where significant new roadway features are planned or implemented that will have impacts on traffic behaviour and patterns.

6. Consider the implementation of traffic calming measures, such as vehicle speed reductions, to improve road safety in the Town.

### 5.1.2.5 Parking

1. Require adequate off-street parking for all development in the Town per the standards in the Zoning By-law.
2. Permit reduced off-street parking standards, particularly in the Downtown Core, where municipal off-/on-street parking is provided nearby, subject to an evaluation by the Town.
3. Consider permitting reduced off-street parking requirements for developments containing affordable rental housing.
4. Encourage opportunities for shared parking in mixed use areas, such as in the Downtown Core, where the peak parking demand characteristics for the land uses are complementary, subject to an evaluation by the Town. Parking areas should generally be located within 50 metres of buildings they are intended to serve.
5. Require a parking study for any request for shared parking arrangements that demonstrates the complementary nature of parking demands for the existing and proposed uses, and the ability to provide safe movement of pedestrians between uses.
6. Require barrier-free parking to be located nearest to building entrances, and establish barrier-free parking standards in the Zoning By-law in accordance with the Accessibility for Ontarians with Disabilities Act.
7. Encourage the location of parking at the side or rear of buildings along commercial and residential streets, and require the screening of parking areas by means of landscaping consisting of low planting areas.

### 5.1.2.6 Walking

1. Include safe, convenient, and attractive pedestrian facilities such as sidewalks, corner ramps, and pedestrian signals in the construction and reconstruction of traffic and circulation system facilities. Pedestrian facilities may not be required on local residential streets.



2. Support and enhance more pedestrian-oriented streetscapes in the Town, particularly on Edward Street and in the Downtown Core, with consideration for accessible sidewalks, building designs that provide shelter, pedestrian-scaled lighting, street furniture, bicycle racks, and landscaping.
3. Review and evaluate existing street standards to determine if more pedestrian-oriented standards are appropriate, with consideration for traffic safety.
4. Encourage safe and efficient pedestrian access to parks and recreation facilities, open space, and the waterfront.
5. Consider pedestrian orientation and amenities in the review of all development applications.

#### **5.1.2.7 Active Transportation**

1. Encourage safe and efficient active transportation access to parks and recreation facilities, open space, and the waterfront through the use of bicycles and mobility devices.
2. Provide adequate and secure bicycle parking at civic facilities, in the Downtown Core, and the waterfront to encourage bicycle use.
3. The Town shall consider coordination with neighbouring municipalities for the provision of trails for non-motorized uses to facilitate safe cycling between communities and promote opportunities for cycling-based tourism.
4. When undertaking public works, the Town may consider the provision of bicycle lanes and bicycle racks, where appropriate.

#### **5.1.2.8 Trucks**

1. Consider designating a truck route in the Town and restricting heavy truck traffic to such a route to minimize the adverse impacts of such traffic on residential neighbourhoods. Truck parking should also be addressed.
2. Consider establishing a by-law as provided for under Section 129 of the Municipal Act that includes performance requirements for noise, odour, dust, vibration, and other factors associated with truck traffic as a means of implementing and enforcing the designated truck route.

## Section 5.0 Community Services and Transportation

3. Direct land uses that generate significant truck and commercial traffic primarily to areas designated Employment Area, Highway 401 Corridor, and Highway Commercial, and secondarily to properties which front on Arterial Roads.
4. Consider reducing the impact of heavy truck traffic on the pedestrian environment by providing wider sidewalks and landscaping that reduce the noise and visual impacts on pedestrians from traffic. Traffic safety and maintenance will be considered.

### 5.2 Public Services and Utilities

Development in the Town requires various public and private services and utilities such as water, sewer, hydro, gas, and telecommunications. Such services must be provided concurrently with new development for the health, safety, and welfare of Prescott residents. Such services must also be provided and paid for in an equitable manner without an undue financial burden on the Town.

#### 5.2.1 Goals

1. Ensure the provision of adequate public utilities and services for existing and future residents and businesses in the Town.

#### 5.2.2 Policies

##### 5.2.2.1 General

1. Require that all new development in the Town proceed on full urban services (piped water, sanitary sewers, and stormwater systems). Lands north of Highway 401 shall be permitted to develop on the basis of private services on an interim basis until such time that municipal services are extended north of Highway 401.
2. Require developers to concurrently provide, either directly or through fees, all new infrastructure, facilities, and services that must be created, expanded, or modified to serve any new development.
3. Ensure that the existence of a public utility or service does not entitle, justify, or otherwise permit the creation of a new use or the expansion of an existing use that otherwise does not conform with this Official Plan.
4. Work with utility and service providers in the Town to ensure that any future expansion of local facilities is designed and planned with minimal impact on existing and future residents.

5. Require that all utilities serving new development be located underground, as appropriate.
6. Continue to monitor annually the capacity of Town-owned utilities and services to ensure that sufficient capacity exists to accommodate the five (5)- and 15-year housing supply targets specified in the Housing Supply Section of this Plan. Monitoring will inform the five (5)-year capital budget for such utilities and services.
7. Continue to maintain a five (5)-year capital budget that identifies priorities for the operation and maintenance of Town-owned utilities and services, including drinking water treatment and distribution, sanitary sewage collection and treatment, stormwater management facilities.
8. Ensure that any agreement between the Town and neighbouring jurisdictions to service these jurisdictions does not reduce the existing level of service to the Town, result in insufficient capacity to accommodate the Town's housing supply targets, as required by Policy 6 above, or result in any additional financial burden on the Town.

### **5.3 Stormwater Management [New Section]**

The following policies shall apply for managing stormwater runoff:

1. All new development shall be provided with adequate storm drainage facilities connected to storm sewers or watercourses, as appropriate. The design and construction of all storm sewers and improvements to watercourses shall have sufficient depth and capacity to serve all areas, which may be ultimately connected to the system.
2. Stormwater facilities shall be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term in accordance with the Ministry of the Environment, Conservation and Parks (MECP) Stormwater Management Planning and Design Manual.
3. A Stormwater Management Plan may be required for new plans of subdivision and major or large-scale development proposals. A Stormwater Management Plan shall include:
  - a. preparing for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
  - b. minimizing changes in water balance and erosion;
  - c. mitigating risks to human health, safety, property and the environment;

## Section 5.0 Community Services and Transportation

- d. maximizing the extent and function of vegetative and pervious surfaces; and
- e. promotion of stormwater best practices, including stormwater attenuation and re-use, water conservation and efficiency, and Low Impact Development (LID) techniques.

The Stormwater Management Plan shall outline means to lessen nutrient input into surrounding water bodies and municipal storm sewers after construction. A construction-mitigation plan shall outline means to lesson nutrient inputs during construction. The Stormwater Management Plan shall be submitted to the Town for approval. Approved recommendations from the Stormwater Management Plan shall be implemented through the development approval process.

- 4. For development located adjacent to, or in the vicinity of, a provincial highway whose drainage would impact the highway, a Stormwater Management Plan shall be prepared by the proponent, and reviewed by Ontario Ministry of Transportation (MTO) for approval.
- 5. Where required under the Ontario Water Resources Act, permits, approvals, and registrations may be required for proposed stormwater management facilities.

### 5.4 Waste Management **[Moved from Section 4.3]**

As with most municipalities, solid waste management continues to be an important municipal issue. Since there is no sanitary landfill site within the Town, the Town must continue to work with their collection service provider and the community to reduce the amount of waste generated, reuse materials to the greatest extent possible, and recycle materials instead of disposing of them at the landfill site.

#### 5.4.1 Goals

- 1. Manage solid waste in the Town for the purposes of reducing, reusing, and recycling and contribute further to Provincial efforts to divert waste from landfill.

#### 5.4.2 Policies

- 1. Provide the best possible service for the collection of garbage, recyclables, and green waste at the lowest possible cost.
- 2. Promote opportunities to reduce waste at home and in businesses, and make possible the safe disposal of hazardous materials.

3. Require builders to incorporate interior and exterior storage areas for recyclables in new commercial and residential buildings, and encourage re-modeled buildings to make recycling activities more convenient.
4. Comply with various Provincial requirements under the Waste Management Act, Waste Diversion Act, and the Environmental Protection Act for proper handling and storage of solid waste, recyclables, and hazardous materials, diversion of solid waste from landfills, and provision of programs to make these activities feasible.
5. Continue to obtain input from residents and employers in the Town to ensure that solid waste programs effectively address community needs and issues.

### 6.0 Implementation [Moved from Section 5.0]

This Part of the plan provides for the efficient and effective regulatory and decision-making procedures that will be used to guide the development and management of the Town's physical environment and to achieve the community vision outlined in the Vision and Guiding Principles Section of the Plan. The policies in this Part are intended to be used in conjunction with the other policies of this Plan.

#### 6.1 Community Improvement [Moved from Section 3.6]

Community improvement involves a range of public and private activities that maintain, rehabilitate, and revitalize the existing physical condition of the urban environment. Such improvements are often used to address various social and economic priorities of the community. As municipal governments continue to try and do more with less, it becomes increasingly important to establish priorities and pursue opportunities for partnership with the private sector and senior levels of government.

The entire Town is designated as a Community Improvement Policy Area, with the intent to make possible the designation of a community improvement project area(s) and the preparation of a community improvement plan(s) for the designated area(s), as provided for under Section 28 of the Planning Act.

##### 6.1.1 Goals

1. Maintain, rehabilitate, and revitalize the physical environment in the Town as a means of improving the quality of life for residents, workers, and visitors in the Town.
2. Consider community improvement as an important part of the Town's commitment to local economic development and support for tourism, commerce, and industry in Prescott.
3. Recognize community improvement as the primary means by which the Town can facilitate brownfield redevelopment.

##### 6.1.2 Policies

###### 6.1.2.1 Community Improvement Objectives

1. Continue to improve the quality of life for residents, workers, and visitors in the Town by means of the following:
  - a. Maintaining and improving municipal services, public utilities and social and recreational facilities;

- b. Encouraging improvement activities that contribute to local economic development and support tourism, commerce, and industry;
- c. Supporting the redevelopment of brownfield sites and their reintegration into the urban fabric;
- d. Encouraging the maintenance of the existing housing stock, and promoting the rehabilitation, renovation, and repair of older buildings;
- e. Promoting Downtown revitalization;
- f. Encouraging property maintenance and occupancy standards;
- g. Preserving historically and/or architecturally significant buildings or areas;
- h. Improving traffic and parking patterns making them more compatible with surrounding uses and needs;
- i. Enhancing conditions in older predominantly residential areas;
- j. Improving the overall streetscape and/or aesthetics of commercial and industrial areas of the Town;
- k. Encouraging and incentivizing the construction of affordable housing through intensification, and housing forms that allow residents to age in place, and other housing needs of local residents, and of potential investors;
- l. Ensuring improvements made are carried out in such a way as to be compatible with other goals and policies of this Official Plan;
- m. Promoting, where feasible, energy efficient conservation through energy efficient land uses;
- n. Providing advice and guidance on maintenance and rehabilitation of buildings and structures and on energy conservation;
- o. Encouraging public participation in the community improvement planning process;
- p. Undertaking a monitoring program to review budgeting and program direction in respect to the attainment of specific policies; and



## Section 6.0 Implementation

- q. Working with business leaders in the community to identify and facilitate improvements.

### 6.1.2.2 Designation of Community Improvement Project Area(s)

1. Identify and establish potential community improvement project areas in the Town using designation criteria; the importance of each will be determined by the funds available, the severity of the problem, the relationship of community improvement to other policies in this Plan and capital expenditure priorities of the Town.
2. The following designation criteria shall be used to identify Community Improvement Project Areas:
  - a. Deficiencies in hard services including roads, sidewalks, curbs, gutters, water distribution system, sanitary collection system, and storm sewers;
  - b. Presence of sub-standard building conditions and housing in need of improvement and revitalization;
  - c. Opportunity to expand the housing stock through the redevelopment or conversion of under-utilized lands and/or buildings;
  - d. Need to provide or improve affordable single and multiple unit residential dwellings for low to middle income residents;
  - e. Presence of vacant lands/buildings that could be developed, redeveloped or converted to another use;
  - f. Presence of brownfield sites that are underutilized, derelict, or vacant and may be contaminated;
  - g. Need to upgrade the streetscape or aesthetics of an area;
  - h. Need to upgrade elements of the transportation system, including but not limited to, sub-standard road conditions and road widths, and poorly designed intersections;
  - i. Need to provide or improve recreational and cultural facilities and public open space, including parkland acquisition, facilities improvement, and trails enhancement;
  - j. Presence of incompatible land use activity;

- k. Presence of hazard lands that have an impact on the Town's pattern of development, including contaminated sites, or areas requiring improvements because of poor drainage conditions, including ditching and flood proofing;
- l. Presence of buildings or lands of architectural and/or historical merit and sites of archaeological significance or interest, in need of improvement or revitalization;
- m. Areas requiring shoreline improvements to enhance public usability while furthering public efforts at shoreline management along waterbodies; and
- n. Presence of points of interest and/or special visual amenities, such as the downtown and the waterfront, that provide an opportunity for tourism, and which could benefit from protection and enhancement.

### **6.1.2.3 Community Improvement Implementation Measures**

1. Implement the goals and policies of this section by means of the powers conferred upon Town Council under the Planning Act, Building Code Act, Heritage Act, Municipal Act, and Drainage Act. Implementation measures could include the following:
  - a. Designation by by-law of a Community Improvement Project Area(s) and adoption of Community Improvement Plan(s) for the area(s);
  - b. Acquisition of land within a Community Improvement Project Area(s), and clearing, grading, or otherwise preparing the land for community improvement;
  - c. Undertake the construction, repair, rehabilitation or improvement of buildings on land acquired or held by the Town in the Community Improvement Project Area(s), and sell, lease or otherwise dispose of any such buildings and lands owned by the Town;
  - d. Seeking funds from other levels of government (county, provincial, and federal) where their programs facilitate the implementation of community improvement;
  - e. Enactment and enforcement of a property maintenance and occupancy standards by-law with respect to residential, commercial, and industrial building stock and lands (refer to the Land Use Control Section and the policies regarding property conditions);
  - f. Providing grants or loans to owners and tenants of lands and buildings within the Community Improvement Project Area(s);

## Section 6.0 Implementation

- g. Accessing financial incentive programs such as the Brownfields Financial Tax Incentive Program to redevelop brownfield sites;
- h. Providing municipal tax relief as an incentive for building improvements;  
  
Encouragement of public participation in the preparation of Community Improvement Plan(s);
- i. Encouragement of private sector use of government programs where they complement community improvement efforts;
- j. Encouragement of infill development of vacant and/or under-utilized properties in Community Improvement Project Areas; and
- k. Upgrading of municipal services.

### 6.2 Implementation Tools

The Town has a multitude of tools available to it to implement the principles, goals, and policies of this Official Plan. These tools are conferred upon the Town primarily by means of the Municipal Act and the Planning Act. These tools provide the regulatory framework and decision-making procedures necessary to manage physical development in the Town of Prescott.

#### 6.2.1 Goals

1. Provide a full range of regulatory mechanisms for implementing the goals and policies associated with the principles of the Official Plan.
2. Coordinate implementation with the Town's capital works to maximize benefits to the Town's physical, economic, and social development.

#### 6.2.2 Policies

1. Recognize the importance of both public and private sector development, in conjunction with applicable municipal by-laws and capital works, in implementing the goals and policies of the Official Plan.
2. Ensure that all development and agreements regarding subdivisions, condominiums, site plans, and buildings conform to the Official Plan.
3. Acquire land, as necessary, for the purposes of implementing any part of the Official Plan.

4. Undertake secondary planning studies, as necessary, for specific areas or to address a specific planning issue. Secondary planning studies shall be approved by resolution of Town Council and shall be incorporated by way of amendment to the Official Plan.

### **6.3 Indigenous Engagement [New Section]**

The Town recognizes and respects the cultural values and heritage of local Indigenous communities.

#### **6.3.1 Goals**

1. Engage with Indigenous communities that may have an interest in planning matters in the Town.

#### **6.3.2 Policies**

1. The Town shall pursue the preparation of a Community Engagement Strategy in consultation with local Indigenous communities. The Community Engagement Strategy shall outline when and how the Town, and/or development proponents, shall engage with Indigenous communities on development applications and land use projects.
2. At a minimum, the following consultation with Indigenous communities shall be required:
  - a. Consultation on cultural heritage or archaeological studies related to proposed developments where areas of Indigenous interest or values and/or the potential for encountering Indigenous artifacts have been identified;
  - b. Consultation prior to the approval by Council of future Official Plan amendments or site plan approval, where an Archaeological Assessment has identified the potential for encountering Indigenous artifacts; and
  - c. Input and possible participation in Stage 2 Archaeological Assessments required for land use planning or development purposes, where a Stage 1 Archaeological Assessment indicates areas of historical interest and/or the potential for encountering Indigenous artifacts.

### **6.4 Interpretation and Monitoring [Moved from Section 5.5]**

To ensure the continued use, relevance, and effectiveness of this Official Plan, it is important that the principles, goals, policies, and Schedules of the document are clear, concise, and easily understood by all who use them. It is also important that the principles, goals, and policies of the

## Section 6.0 Implementation

document are updated, as needed. The following policies regarding interpretation and monitoring of the Official Plan will ensure that the Official Plan remains a “living document” well into the future.

### 6.4.1 Goals

1. Provide guidance in the interpretation of the principles, goals, policies, and Schedules of the Official Plan.
2. Evaluate the effectiveness of the Official Plan over time by monitoring the principles, goals, policies, and Schedules of the Plan to ensure that it remains relevant, effective, and can accommodate future circumstances.

### 6.4.2 Policies

#### 6.4.2.1 Agency Names and Responsibility [Moved from Official Plan Amendments]

1. Recognize that the names of various government ministries and agencies may change from time to time and responsibilities may shift from one ministry to another. The names of government ministries and agencies responsible for various programs, regulations, and approvals related to the Official Plan are accurate as of the adoption date of this Plan. It is not intended to amend this Plan each time a change of name or responsibility occurs, and this Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate.

#### 6.4.2.2 Interpretation

1. Apply the principles, goals, and policies presented in this Plan to all of the lands in the Town of Prescott regardless of the land use designation shown on Schedule A, unless otherwise specified.
2. Recognize that the land use designations identified on Schedule A, are intended to show general use areas. The boundaries of the land use designations shall be approximate, except in cases where such boundaries are defined by fixed physical features such as railways, highways, and streets, and are subject to interpretation at the time of implementation of the Plan provided the intent of the Plan is maintained.
3. Recognize that where a policy includes a list of requirements, land uses, considerations, issues, or other references, such lists are intended to indicate the possible range of requirements, land uses, considerations, issues, or other references. Specific items not listed may be considered and included by Town Council, as appropriate and in conformity with the Official Plan.

4. Permit minor variations from numerical requirements in the Official Plan without an Official Plan amendment, provided the general intent of the Plan is maintained.
5. Recognize that site specific policies shall prevail in cases where there is a conflict between site specific and general policies.
6. Recognize that, although the land use designations of this Plan are intended to be conceptual in nature, in cases where a parcel of land contains two separate land use designations, the policies of each designation shall apply only to the portion of the property so designated.

#### **6.4.2.3 Legislation [Moved from Official Plan Amendments]**

1. Recognize that various Provincial and Federal Statutes are amended from time to time and legislation section numbers may change. It is not intended that this Plan be amended each time such a change is made. This Plan shall be interpreted so as to refer to subsequent legislation as amended.

#### **6.4.2.4 Monitoring**

1. Review the Official Plan within 10 years of a new plan prepared as a result of a comprehensive review and every 5 years thereafter in order to evaluate the need to update the Plan as necessary, pursuant to Section 26 of the Planning Act. This review shall determine if:
  - a. The principles, goals, and policies of the Plan remain valid and realistic in view of changing circumstances; and
  - b. The policies of the Plan are adequate to achieve the principles and goals.
2. Monitor the number of amendments to the Official Plan that have been processed and any challenges faced in dealing with proposals to change the Plan, as a means of determining its effectiveness and evaluating the need to update the Plan as necessary.
3. Maintain an inventory of existing vacant lands and lands with the potential for redevelopment.
4. Monitor the supply of residentially-designated land within the Town to ensure that the Official Plan targets for housing supply are maintained, in accordance with the Housing Supply Section of this Plan.

## **6.5 Land Use Controls [Moved from Section 5.2]**

Through the Zoning By-law and other means, the Town has the ability to control development in Prescott. These controls provide the regulatory framework necessary to implement the Official Plan.

### **6.5.1 Goals**

1. Define the uses permitted in specific locations within the Town and the regulations relating to how those uses are to be developed and maintained.

### **6.5.2 Policies**

#### **6.5.2.1 Community Benefits Charges [New Section]**

Section 37 of the Planning Act provides that Council may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment.

1. Council may pass a by-law in accordance with Section 37 of the Planning Act, authorizing community benefits charges.
2. Before passing a community benefits charges by-law, the Town shall prepare a community benefits charge strategy, in accordance with Section 37 of the Planning Act.

#### **6.5.2.2 Density Incentives**

1. Consider the use of density incentive provisions in the updated Zoning By-law to permit increases in height and density of development beyond those permitted by the Zoning By-law in exchange for facilities, services, or matters of public benefit. The Town may encourage the use of such provisions with regard to the following matters:
  - a. Provision of a wide range of housing types including special needs, assisted, or other low-income housing;
  - b. Provision of parkland dedication beyond the requirements of the Plan;
  - c. Protection of natural features, such as wetlands, beyond the parkland dedication requirements of the Plan;
  - d. Provision of public areas and walkways and connections to external public walkways/trail systems;



- e. Provision of public parking;
  - f. Provision of community and open space facilities such as small parks, waterfront improvements, day care centres, schools, community centres and recreational facilities, and other municipal facilities;
  - g. Conservation of cultural heritage resources;
  - h. Rehabilitation and redevelopment of any potentially contaminated site;
  - i. Protection or enhancement of significant views; and
  - j. Provision of affordable housing beyond any Provincial requirement.
2. Ensure that any density incentive provisions in the updated Zoning By-law establish a nexus; i.e., that the facilities, services, or matters of public benefit provided are commensurate with the increased height and density permitted.
  3. Permit density incentives only in cases where the increased height and density complies with all other applicable Zoning By-law regulations, conforms with the intent of the Official Plan, and is compatible with adjacent existing or proposed development.
  4. Ensure that the facilities, services, or matters of public benefit provided in exchange for increased height and density are directly linked or associated with the development proposed and are located onsite.
  5. Prohibit the transfer of bonus height and density from one site to another or from one project to another.
  6. Require an agreement between the Town and the landowner as a condition of the application to be registered on title. Such an agreement would address, among other items, the facilities and services of public benefit to be provided, the timing of their provision, the operation and maintenance of such facilities and services, and the increased height and density permitted in exchange for the public benefit provided.

### **6.5.2.3 Holding Zones**

1. Consider including provisions for holding zones in the Zoning By-law, pursuant to Section 36 of the Planning Act that would allow Council to specify the future uses of lands that, at the present time, are considered premature or inappropriate for development. Council may only designate a holding zone with the “h” prefix for any one or more of the following reasons:

## Section 6.0 Implementation

- a. Community services and facilities such as sanitary sewers, stormwater management facilities, water supply, and parks are insufficient to serve the proposed development;
  - b. Transportation facilities are inadequate or inappropriate based on anticipated traffic;
  - c. The number and location of access points to the site are inadequate and incapable of functioning safely and efficiently;
  - d. Where development relies upon other matters occurring first, such as the consolidation of land ownership, to ensure the orderly development of the project and to secure funding for infrastructure, services, or outstanding application processing costs; and
  - e. Supporting studies are required on matters related to traffic, soils, protection of any site features, environmental constraints, design features or market impact analysis prior to development approval.
2. Remove a holding zone only at such time that Council is satisfied that the reasons for establishing the holding zone have been addressed.
  3. Recognize that not all land use areas designated in the Official Plan will be immediately zoned and available for such uses, and no provision of this Plan shall be interpreted to require Council to zone any land within the municipality so as to permit the immediate development of such lands for a designated use.
  4. Prohibit the construction of any building or structure on a site within a holding zone, unless permitted by Council or until the holding zone designation is removed. The following uses may be permitted:
    - a. All existing uses, buildings or structures;
    - b. A home occupation in an existing single-detached dwelling; and
    - c. A public or private park, provided no permanent buildings or structures are built.

### 6.5.2.4 Interim Control

1. Consider the use of interim control by-laws under Section 38 of the Planning Act to prohibit for a period of 1 year the use of land, buildings, or structures within defined areas of the Town where, in the opinion of Council, circumstances dictate the need to

review or study land use policies relating to the defined areas. Council may amend the by-law to extend the period of interim control by 1 year.

2. Establish the planning justification and demonstrate the need to review or study land use policies relating to a specific area when considering the adoption of an interim control by-law. Council shall ensure that such a review or study may be completed expeditiously.

#### **6.5.2.5 Land Division**

1. Consider plan of subdivision as the primary means of land division in the Town.
2. Recommend plan of subdivision for the division of land creating three or more lots.
3. Recommend consent to sever land only if Council is satisfied that a plan of subdivision is clearly unnecessary and only if:
  - a. No more than two new lots will be created, except where the severed lots would constitute the full development of the property and would not jeopardize the efficient development of neighbouring undeveloped lands, including interior lands;
  - b. Municipal water and sewer services about the lot to be severed;
  - c. Safe access to and from both the severed and retained lots is possible and would not adversely affect traffic and parking conditions in the area;
  - d. The proposed use of both the severed and retained lots is compatible with the scale and intensity of development on the adjacent lots; and
  - e. The consent meets the intent of the Official Plan and standards established in the Zoning By-law.
4. No land within the Town will be divided unless Council is satisfied that:
  - a. The size of the lots created is appropriate for the proposed use;
  - b. No landlocked parcels are created;
  - c. No lot will have an unusually limited road frontage;
  - d. All lots have direct access to a publicly-maintained road;

## Section 6.0 Implementation

- e. The application does not result in adverse environmental impacts that cannot be mitigated; and
  - f. The application meets the intent of the Official Plan and standards established in the Zoning By-law.
5. Council may adopt a by-law under Section 50 of the Planning Act to deem part or all of a plan of subdivision not to be registered, where appropriate.

### 6.5.2.6 Master Servicing Agreement

1. Consider the use of master servicing agreements between Council and development applicants as a condition of zoning and or subdivision approval. Such an agreement would be based on the findings of a servicing master plan or any other study deemed necessary by the Town. The agreement would ensure that necessary approvals and required contributions of funds and lands and commitments for services would be in place and operative prior to or, coincident with, occupancy and use of land. Services included in the agreement could include:
- a. Open space;
  - b. Water supply;
  - c. Sanitary sewer;
  - d. Stormwater management;
  - e. Road infrastructure and widening; and
  - f. Other utilities.

### 6.5.2.7 Minor Variances

1. A Committee of Adjustment has been and shall continue to be established by Council, in accordance with the enabling provisions of the Planning Act. The Committee of Adjustment may authorize variances to:
- a. Vary from provisions of the Zoning By-law or an Interim Control By-law, where the existing or proposed use complies with the use provisions of the Zoning By-law which implements this Plan;
  - b. Allow the extension or enlargement of a legal non-complying use;
  - c. Allow a change in the use of land or buildings from one legal non-complying use to another use that, in the opinion of the Committee, is similar to the existing legal non-complying use or that is more compatible with the uses permitted in the Zoning By-law; and
  - d. Allow a use where the uses of land, buildings, or structures permitted in the Zoning By-law are defined in general terms.

2. Minor variances are discretionary and are to be considered from a land use planning and public interest perspective. In granting any minor variance from the Zoning By-Law, the Committee of Adjustment shall be satisfied that the variance:
  - a. Is minor in nature;
  - b. Is desirable for the appropriate development or use of land;
  - c. Maintains the general intent and purpose of the Official Plan; and
  - d. Maintains the general intent and purpose of the Zoning By-law.
3. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance, including site plan approvals where encouraged in this Plan, any reasonable requirements, recommendations of Town departments or the submission of studies.

#### **6.5.2.8 Property Conditions**

1. Consider establishing a program of standards for maintenance and occupancy of property in all or any part of the Town, pursuant to the Ontario Building Code Act. The program shall contain requirements for the maintenance of both residential and non-residential properties and shall conform with the Official Plan. Although the quality of property and its maintenance in the Town is generally high, there is an ongoing need to ensure that adequate standards of maintenance will be pursued in the future to safeguard the values built into the physical community.
2. Implement the standards for maintenance and occupancy of property by means of a Property Maintenance and Occupancy Standards By-law. Town Council shall ensure that all properties affected by the by-law comply with its provisions. Such provisions may include or relate to:
  - a. Garbage disposal;
  - b. Pest prevention;
  - c. Structural maintenance of buildings;
  - d. Building safety;
  - e. Building cleanliness;

## Section 6.0 Implementation

- f. Building services, such as plumbing, heating and electricity;
  - g. Keeping land and waterfront properties free from rubbish; debris; and wrecked, discarded, or dismantled objects and materials such as vehicles, boats, trailers, and mechanical equipment;
  - h. Maintenance of lands, yards, parking, and storage areas;
  - i. Maintenance of fences, swimming pools, accessory buildings, and signs;
  - j. Occupancy standards; and
  - k. Administration and enforcement of the by-law.
3. Administer and enforce the standards for maintenance and occupancy in the by-law by creating the position of Property Standards Officer. Such a position may be full or part-time and such responsibilities may be assumed by current Town staff, as necessary.
  4. Continue to use the Property Standards Appeals Committee to consider appeals and reviews of orders issued under the by-law respecting standards for the maintenance and occupancy of property.

### 6.5.2.9 Site Plan Control

1. Pursuant to Section 41 of the Planning Act, the entire Town of Prescott is designated as a site plan control area and site plan approval shall be required for all new non-residential development and residential development of three (3) or more units. A site plan control by-law may be enacted by Town Council with reference to specific Zones in the implementing Zoning By-law, and may affect all or part of the site plan control area.
2. Exempt the following types of development from the site plan control requirements, unless approval conditions as part of the creation of a new lot by plan of subdivision or consent to land severance require that they be subject to site plan approval:
  - a. A single detached dwelling;
  - b. A semi-detached dwelling;
  - c. A duplex dwelling; and
  - d. Additional residential units, accessory buildings, minor renovations, and extensions to the above uses.

3. Require that an application for site plan control approval include plans and drawings that show the location of all buildings and structures to be built and all facilities to be provided as part of the proposed development. Criteria for review of the application should include:
  - a. Compatibility with adjacent uses;
  - b. Urban design standards;
  - c. Function and efficiency;
  - d. Safety and access;
  - e. Adequacy of servicing;
  - f. Grading and drainage; and
  - g. Landscaping and lighting.
4. Require the fulfillment of conditions and an agreement for site plan approval based on the provisions for site plan control as specified in the Planning Act.

#### **6.5.2.10 Temporary Uses**

1. Council may adopt by-laws under Section 39 of the Planning Act to authorize the temporary use of land, buildings, or structures for any purpose for a period of three (3) years. Such by-laws may be extended for additional three (3)-year periods. Council shall consider the following when evaluating any application for temporary use:
  - a. The proposed use must be temporary in nature, compatible with surrounding uses, and consistent with the intent of the Official Plan;
  - b. Special circumstances which may apply to the subject property or the proposed temporary use;
  - c. Appropriateness of the proposed use to the subject property;
  - d. Difficulty involved in terminating the proposed use when the authorizing by-law expires in three (3) years;
  - e. Difficulty in restoring the subject lands, buildings, and structures to either their initial state or an improved state;



## Section 6.0 Implementation

- f. Availability of services for the subject property and the impact of the proposed use on adjoining roads and other municipal services available;
  - g. Appropriate means of minimizing any potential adverse effects of the proposed use on adjoining properties;
  - h. Need for a site plan agreement prior to the approval of the temporary use; and
  - i. Need to enter into a temporary use agreement with the Town for the duration of the temporary use period, which may be extended in accordance with Section 39 of the Planning Act.
2. In the case of a Garden Suite, the foregoing policies apply, except that the time period for the temporary use by-law may be twenty (20) years.

### 6.5.2.11 Zoning By-law

1. Complete a comprehensive review of the Town's Zoning By-law within three (3) years of the approval of the Official Plan, in accordance with the Planning Act. During the review period, the existing Zoning By-law shall remain in effect and any amendments to the by-law during the review period shall be required to conform to the approved Official Plan.
2. Amend and update the Zoning By-law, as necessary, to bring it into conformity with the adopted Official Plan. Such amendments and updates may relate to any land use regulations, development standards, and administrative provisions.
3. Amendments to the Zoning By-law shall only be made after public notice and consultation as required by the Planning Act, and consultation with affected authorities or agencies, have been undertaken to the satisfaction of Council.
4. Privately-initiated applications for amendments to the provisions of a new comprehensive Zoning By-law that implements this Official Plan (i.e. where the Zoning By-law was repealed and a new Zoning By-law was adopted) shall not be considered within two (2) years of the date the new Zoning By-law comes into effect, unless otherwise permitted by a Council resolution to allow the application.

## 6.6 Legal Non-Conforming Uses

Legal non-conforming uses, buildings or structures throughout the Town should eventually cease so that the land affected can revert to a use, building, or structure that conforms with the intent of the Official Plan and the Zoning By-law. However, in certain circumstances, it may be

appropriate to consider the extension or enlargement of a non-conforming use, building or structure.

### **6.6.1 Goals**

1. Provide guidance in the management of legal non-conforming uses in the Town, consistent with the principles, goals, policies, and schedules of the Official Plan.

### **6.6.2 Policies**

1. Grant an application for the extension or enlargement of non-conforming uses, buildings, or structures if the Committee of Adjustment is satisfied that the extension or enlargement:
  - a. Does not represent an unreasonable increase to the size and intensity of the legal non-conforming use;
  - b. Provides adequate measures to protect other uses through landscaping, buffering or screening; appropriate setbacks for buildings and structures; and/or devices, and measures for reducing nuisance(s) caused by matters such as outside storage, lighting, and advertising;
  - c. Substantially improves the conditions of the property and/or building;
  - d. Is compatible, along with the existing non-conforming use, with adjacent uses;
  - e. Will be adequately served by municipal services that meet the additional needs resulting from the expansion or extension of use;
  - f. Provides adequate off-street parking areas, loading facilities, and screening;
  - g. Does not adversely affect traffic and parking conditions in the area; and
  - h. Meets the intent of the Official Plan and standards established in the Zoning By-law.

## **6.7 Official Plan Amendments**

From time to time, it may be necessary to amend the Official Plan in order to ensure its continued use, relevance, and effectiveness in the longer term. An amendment may be needed to address a particular development that meets the intent of the Plan and the standards established in the Zoning By-law or to address a future circumstance unknown at the time of

## Section 6.0 Implementation

preparation of the Plan. The need to amend the Plan may also result from ongoing monitoring consistent with the policies of the Indigenous Engagement [New Section] The Town recognizes and respects the cultural values and heritage of local Indigenous communities.

### 6.7.1 Goals

2. Engage with Indigenous communities that may have an interest in planning matters in the Town.

### 6.7.2 Policies

3. The Town shall pursue the preparation of a Community Engagement Strategy in consultation with local Indigenous communities. The Community Engagement Strategy shall outline when and how the Town, and/or development proponents, shall engage with Indigenous communities on development applications and land use projects.
4. At a minimum, the following consultation with Indigenous communities shall be required:
  - a. Consultation on cultural heritage or archaeological studies related to proposed developments where areas of Indigenous interest or values and/or the potential for encountering Indigenous artifacts have been identified;
  - b. Consultation prior to the approval by Council of future Official Plan amendments or site plan approval, where an Archaeological Assessment has identified the potential for encountering Indigenous artifacts; and
  - c. Input and possible participation in Stage 2 Archaeological Assessments required for land use planning or development purposes, where a Stage 1 Archaeological Assessment indicates areas of historical interest and/or the potential for encountering Indigenous artifacts.

Interpretation and Monitoring [Moved from Section 5.5] Section of this Plan.

### 6.7.3 Goals

1. Provide guidance in the amendment of the principles, goals, policies, and schedules of the Official Plan.

#### **6.7.4 Policies**

1. Recognize the need to amend this Plan from time to time in order to reflect changing conditions and trends, whether originating within the Town or beyond the Town boundaries, or in response to a specific request.
2. In accordance with the Planning Act, privately-initiated amendments to a new Official Plan (i.e. where the Official Plan was repealed and a new Official Plan was adopted) shall not be considered within two (2) years of the date any part of the Official Plan comes into effect, unless otherwise permitted by a Council resolution to allow the application.
3. Consider the following evidence when evaluating any proposed amendment to the Official Plan:
  - a. The need for the use;
  - b. Alternative locations for the proposed use;
  - c. Compatibility of the use with surrounding uses;
  - d. Impact on natural heritage features and areas, cultural heritage resources, and other resources;
  - e. Adequacy of water supply and sewage disposal services required by the proposed use;
  - f. Vehicular and pedestrian access; and
  - g. Financial impact on the municipality.
4. When amendments are made to the Official Plan, appropriate amendments shall also be made to implementing By-laws so that any such By-law is in conformity with the Official Plan.

### **6.8 Planning Applications – Required Information and Materials**

#### **6.8.1 Goals**

1. Ensure that applications for an Official Plan amendment, Zoning By-law amendment, minor variance, site plan control, consent, subdivision and condominium are

## Section 6.0 Implementation

accompanied by the required information and materials needed to comprise a complete application pursuant to the Planning Act.

### 6.8.2 Policies

1. Encourage development proponents to consult with the Town prior to submitting development applications. The Town may adopt a by-law pursuant to Section 22(3.1)(b) of the Planning Act, as amended, to require such consultation.
2. Development applications for an Official Plan amendment, Zoning By-law amendment, minor variance, site plan control, consent, subdivision and condominium shall be accompanied by the information and materials required under the Planning Act and any other legislation or regulation, as amended. Such information and materials shall be required at the time of submission of the development application in order for the application to be deemed complete.
3. The number and scope of studies and assessments to be required for the submission of complete application shall be appropriate and in keeping with the scope and complexity of the application, and may include, but is not limited to the following:
  - a. Archaeological Assessment, including a Marine Archaeological Assessment
  - b. Concept Plan
  - c. Contaminated Site Assessment / Environmental Site Assessment
  - d. Cultural Heritage Evaluation Report
  - e. Heritage Impact Assessment
  - f. Ecological Site Assessment
  - g. Environmental Impact Study
  - h. Erosion and/or Sediment Control Plan
  - i. Flooding Hazard Analysis
  - j. Geotechnical Report
  - k. Grading and Drainage Plan
  - l. Groundwater Impact Assessment
  - m. Hydrogeological Assessment
  - n. Landscaping Plan
  - o. Land Use Compatibility Study
  - p. Mine Hazard Study
  - q. Noise / Vibration / Blast Study
  - r. Parking Study
  - s. Planning Rationale
  - t. Public Consultation Strategy
  - u. Record of Site Condition
  - v. Serviceability Study
  - w. Servicing Options Report

- x. Slope Stability Assessment
  - y. Source Water Protection
  - z. Stormwater Management Plan
  - aa. Sun/Shadow Study
  - bb. Terrain Analysis
  - cc. Traffic Impact Study or Brief
  - dd. Tree Conservation and Protection Plan
  - ee. Wildland Fire Assessment
  - ff. Wildlife Habitat Evaluation
4. The Town may require any of the studies or assessments noted in Policy 3 of this Section to be peer reviewed on behalf of the Town in relation to a planning application, and at the sole expense of the proponent.

## **6.9 Public Consultation and Notification [New Section; Moved from Land Use Controls; Official Plan Amendments; and Planning Applications – Required Information and Materials]**

Public consultation and notification is an essential component of the municipal planning process.

### **6.9.1 Goals**

1. Undertake public consultation and notification in accordance with the requirements of the Planning Act.
2. Encourage development proponents to undertake public consultation as part of the development approvals process.

### **6.9.2 Policies**

1. Public consultation and notification shall be undertaken for all Planning Act applications in accordance with the requirements of the Planning Act, as amended, and its most up to date regulations. Council may establish additional requirements for notification which will be set out in the procedural guidelines. On a case-by-case basis, additional notification over and above the statutory requirements and the Council procedural requirements may be implemented.
2. Council may, by resolution, forego public notification in connection with Official Plan, Community Improvement Plan, and Zoning By-law Amendments if such amendments relate to matters which will not affect the policies and intent of the Official Plan or

## Section 6.0 Implementation

Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and may include the following matters:

- a. Altering punctuation or language to obtain a uniform mode of expression;
  - b. Correcting clerical, grammatical, dimensioning or typographical errors;
  - c. Altering and/or correcting the number and arrangement of any provision;
  - d. Inserting historical footnotes or similar annotations to indicate the origin and approval of each provision;
  - e. Changing the format of a document;
  - f. Consolidating amendments; and
  - g. Transferring Official Plan, Community Improvement Plan, and Zoning By-law designations to new base maps.
3. As part of the Town's complete application requirements, proponents seeking an Official Plan Amendment, Zoning By-law Amendments, and/or Plan of Subdivision approval, shall be required to identify a Public Consultation Strategy at the time that the application is submitted. A Public Consultation Strategy could include any or all of the following:
- a. Speak to adjacent landowners directly about proposed development;
  - b. Post signs within a common area (for multi-residential buildings and developments);
  - c. Provide additional advertisement of the proposal and public meeting in a local newspaper (to be discussed with Planning staff prior to initiating);
  - d. Host an open house regarding the proposal;
  - e. Other measures.
4. Public meetings must be held before proposals for Official Plan and Zoning By-law Amendments and draft Plans of Subdivision are dealt with by Council, in accordance with the Planning Act.
5. For special issues, including but not limited to, new Official Plans and comprehensive Zoning By-laws, the Town may consider additional means of public consultation and



participation includes open houses, public surveys, public displays, area meetings, newspaper coverage, cable TV programming, internet postings, and other similar means.

6. Written and oral submissions from the public relating to applications for Official Plan Amendments, Zoning By-law Amendments, plans of subdivision, plans of condominium, consent, and minor variance will be summarized within a staff report to facilitate decision making. Where appropriate, the submissions will be consolidated into common or overlapping land use planning issues, in addition to an acknowledgement of other issues presented through the public consultation process. The notices of decision associated with planning applications will recognize written and oral submissions and the effect they have had, if any, on planning decisions.

## **6.10 Public Works and Finance**

Implementation of the principles, goals, and policies of the Official Plan will involve the Town directly in the financing of certain projects. The Official Plan outlines the nature and scope of these projects, such as the provision of piped water and sanitary sewers, the development of parks and playgrounds, the upgrading of roads and the improvement of intersections. No public work shall be undertaken unless it conforms with the Official Plan and meets the requirements of Section 24 of the Planning Act.

### **6.10.1 Goals**

1. Ensure that public works conform to the Official Plan and assist in implementing the principles, goals, and policies for the future physical development of the Town.
2. Ensure that the implementation of the Official Plan is conducted in a fiscally efficient and prudent manner.
3. Ensure adherence to the Town's Asset Management Plan.

### **6.10.2 Policies**

#### **6.10.2.1 Public Works**

1. Establish a priority list of projects and estimated costs, where possible, associated with implementation of the Official Plan.
2. Continue to utilize the 5-year capital works program as a key means of implementing the Official Plan.

## Section 6.0 Implementation

3. Planning for infrastructure systems and public service facilities shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning; and available to meet current and projected needs.

### 6.10.2.2 Finance

1. Strive to maintain a balanced taxable assessment ratio between residential and non-residential consistent with long term municipal financial planning.
2. Ensure that the cost of providing the additional facilities and services, or the extension of existing facilities and services, associated with growth are appropriately and equitably covered by development proponents and in conformity and compliance with the Official Plan and Zoning By-law.
3. Ensure that the cost of providing additional facilities and services not associated with growth are funded from taxation, user fees, or other appropriate methods.
4. Require that all necessary agreements be executed prior to any development proceeding. Such agreements may include front-end, financial, and development agreements to provide the infrastructure necessary to serve the new development.
5. Continue to investigate financial mechanisms and initiatives to ease the burden on the general tax levy, including user fees, development charges, public/private partnership, government grants and subsidies, and other funding sources.
6. Continue to monitor the fiscal impact of growth and development and ensure that current objectives and policies reflect changing fiscal circumstances.
7. Require the analysis of economic impacts associated with a significant development proposal, as determined by Council. The analysis will determine the likely short- and long-term impacts of the proposal on municipal operating and capital.
8. Ensure that the Town's Asset Management Plan is regularly updated and based on best practices.

## **7.0 Schedules and Appendix [New Section]**

The Schedules to this Official Plan include:

- Schedule A – Land Use
- Schedule B – Transportation, Servicing and Source Water Protection
- Schedule C – Natural Heritage System and Natural Hazards
- Schedule D – Mineral Aggregate Resources and Human-made Hazards
- Schedule E – Wildland Fire Hazard Areas

The Appendix to this Official Plan includes:

- Appendix A – Digital Elevation Model



# Town of Prescott

## Draft Official Plan

