

**Action Plan  
Township of Whitewater Region  
Official Plan Policy Review**

Prepared for the

**Township of Whitewater Region  
Official Plan Steering Committee**

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(Draft)**

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## 1.0 Growth and Settlement

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	<p><b><i>Need for Growth</i></b>            There is a need to prepare Official Plan goals and objectives for the Township of Whitewater Region that:</p> <ul style="list-style-type: none"> <li>a) Reflect the desired need for growth and development in order to create employment opportunities and maintain a healthy economy; and</li> <li>b) Streamline the planning approvals process by providing greater local control over decision making.</li> </ul>	Add a new Whitewater Region section to the OP with goals, & objectives that apply only to Whitewater Region	Establish goals and objectives in a new Plan.
2.	<p><b><i>Rural Area Policies</i></b></p> <ul style="list-style-type: none"> <li>a) Establish policies in the Rural designation that define the quality, character, location, service levels and design standards for residential development in the Rural areas of the Township.</li> <li>b) Establish policies for Estate Residential and Rural Cluster Development.</li> <li>c) Maintain policies that permit recreational or tourism oriented resort development and related residential uses.</li> <li>d) Revise the servicing policies to permit recreational/resort development on full or private communal services.</li> </ul>	Add a new Whitewater Region section to the OP with special Rural policies for Whitewater Region <b>or</b> include special policies for Whitewater in a Rural- Exception Designation	Establish a Rural designation and policies in a new Official Plan for Whitewater Region
3.	<p><b><i>Waterfront Area Policies</i></b></p> <ul style="list-style-type: none"> <li>a) Establish a new Waterfront Designation that would apply to lands located along lakes and rivers in the Township.</li> <li>b) Establish Policies to identify and define the function, character and design principles for development in the Waterfront Designation.</li> <li>c) Establish land use policies for residential, commercial and recreational/resort development.</li> <li>d) Establish servicing policies for private roads, communal sewer and water services.</li> <li>e) Establish a Special Policy Area along the Rocher Fendu Rapids area of the Ottawa River to encourage the preservation of the scenic values of this section of the River.</li> <li>f) Identify Muskrat Lake as a Special Policy Area.</li> </ul>	<p>Amend Schedule A to County OP</p> <p>Add a new Whitewater Region section to the OP with special Waterfront policies for Whitewater and special policy areas.</p> <p>See Item 1 of Section 2.0,</p>	Establish a Waterfront designation and policies in a new Official Plan for Whitewater Region
4.	<p><b><i>Urban Area Policies</i></b></p> <ul style="list-style-type: none"> <li>a) Define urban area boundaries for the Beachburg and Cobden Urban Areas based on:               <ul style="list-style-type: none"> <li>i) Property ownership;</li> <li>ii) Existing development patterns;</li> </ul> </li> </ul>	Add a new Urban Area designation for Whitewater on Schedule A to the OP <b>or</b> Revise the	Establish an Urban Area designation in a new Official Plan for Whitewater

	<ul style="list-style-type: none"> <li>iii) Sufficient lands to accommodate anticipated growth over a 20 year time period.</li> <li>iv) Sewer and water servicing capability, where applicable.</li> </ul>	Village Community designation on Schedule A to County OP	Region new Urban Area and Hamlet Area policies.
	b) Establish a sewer and/or water servicing strategy for new development in Beachburg and Cobden.	Add a new Whitewater	
	c) Establish Wellhead Protection Area policies for the Beachburg and Haley Townsite municipal water supply wells.	Region Section to the OP with special Urban Area policies or amend existing Village Community policies	
	d) Identify the Hamlets of Westmeath, Foresters Falls, Lapasse, Haley Station and the Haley Townsite as Urban Hamlet Areas and prepare special policies for future development of these communities.	Same as above or keep status quo with Rural designation and policies.	
5.	<p><b><i>Local Control Over Development Decisions</i></b></p> <ul style="list-style-type: none"> <li>a) Establish policies which require a greater responsibility for the Township of Whitewater Region to review matters of Provincial interest when reviewing development applications. This would involve retaining the services of peer review specialists to assist in to review such matters as: <ul style="list-style-type: none"> <li>i) Environmental Impact Studies for new development adjacent to Areas of Natural and Scientific Interest (ANSI's); Hazardous/Unstable Slopes; Significant Wetlands; and Sensitive Lakes.</li> <li>ii) Zoning by-law amendments for the expansion of existing buildings and structures in the flood plain; and</li> <li>iii) Zoning by-law amendments and studies to rezone mineral aggregate resource lands.</li> </ul> </li> </ul>	Add a new Whitewater Region section to the OP to define alternative procedures for Whitewater Region or a general amendment for all municipalities using the County Plan.	Establish EIS and other policy requirements in a new OP with more local municipal responsibility and less reliance on MNR/MOE input and control.

## 2.0 Sensitive Lake Policies for Muskrat Lake

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	<p>Work with the Muskrat Lake Committee, MNR, and MOE to develop new policies for Muskrat Lake that would establish minimum requirements to permit new development. This would include such matters as:</p> <ul style="list-style-type: none"> <li>a) Minimum lot area and lot frontage requirements;</li> <li>b) Shoreline buffer area protection requirements;</li> <li>c) Minimum setback requirements for buildings and septic systems;</li> <li>d) Minimum soil depth and soil testing requirements;</li> <li>e) Requirements for the design and use of septic systems with high phosphorous retention potential;</li> <li>f) Site plan, consent agreements and zoning restrictions to ensure sound planning and construction practices, the implementation of stormwater management requirements, and the maintenance of shoreline buffers.</li> </ul>	<p>Define Muskrat Lake and surrounding lands within 300+ metres of the lake as a special Waterfront Policy Area on Schedule "A" to the OP. Policies for new development would apply to lands within the special Waterfront Policy Area.</p>	<p>Include as a special Muskrat Lake policy area within a Waterfront designation of a new Official Plan.</p>
2.	<p>Work with the Muskrat Lake Committee, MNR, and MOE to develop policies which will define the scope of work required for an EIS to justify new development along Muskrat Lake.</p>	<p>Same as above</p>	<p>Same as above</p>
3.	<p>Establish polices that will allow the Township of Whitewater Region to take on a greater role and responsibility for the review and approval of Environmental Impact Studies for new development along the Shoreline of Muskrat Lake.</p>	<p>See Section 1, Item 5.</p>	<p>See Section 1, Item 5.</p>

### 3.0 Areas of Natural and Scientific Interest (ANSI's)

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	<p><b>Pretty Hill Earth Science ANSI:</b> Prepare revised Official Plan policies and mapping that will:</p> <p>a) Identify the Pretty Hill Earth Science ANSI for information purposes on an Appendix Map to the Official Plan;</p> <p>b) Allow development within and adjacent to the Pretty Hill Earth Science ANSI in accordance with applicable Rural or Mineral Aggregate Resource policies of the Plan; and</p> <p>c) Include a special provision in the Plan requiring any new development by way of consent(s), subdivision or zoning by-law amendment on lands within and adjacent to the Pretty Hill Earth Science ANSI to be subject to an Environmental Impact Study based on criteria developed by Council, in consultation with staff.</p>	Add a new Whitewater Region Section to the OP with special ANSI policies for Pretty Hill. Indicate the area affected by policies on a map attached as an Appendix to the Plan.	Include a general provision for ANSI's that includes special policies for Pretty Hill. Indicate the area affected by policies on a map attached as an Appendix to the Plan.
2.	<p><b>Paquette Rapid Caves and Lapasse Pipehole ANSIs:</b> Designate the Paquette Rapid Caves and Lapasse Pipehole Earth Science ANSIs on Schedule "A" to the Official Plan and include policies requiring an Environmental Impact Study to justify any new development on or adjacent to this feature based on criteria developed by Council, in consultation with staff.</p>	Status Quo, except policies would be established to provide Council with more responsibility for reviewing and approving an EIS	Include a general provision for ANSI's that includes special policies for Paquette Rapid Caves and Lapasse Pipehole ANSIs. Show as a special policy area on Schedule A to OP

### 4.0 Water Setbacks

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	Establish a new policy requiring all buildings and structures and associated private waste disposal systems to be set back a minimum horizontal distance of 20 metres (or approximately 66 feet) from the normal high water mark of a waterbody except for septic systems and Sensitive Lakes such as Muskrat Lake where the minimum setback will continue to be 30 metres.	Include as a policy within a Waterfront designation of a new Whitewater Region section of the County OP	Include as a policy within a Waterfront designation of a new OP.

## 5.0 Protection of Agricultural Lands

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	Conduct a review of lands identified as Class 1, 2 and 3 soils for agriculture by the Canada Land Inventory mapping for the purpose of defining areas of prime agricultural lands in the Township of Whitewater Region that should be protected in an Agriculture designation.	Revise Schedule A to define areas of prime agricultural land. Status quo on policies.	Establish an Agriculture designation and policies in a new Official Plan

## 6.0 Mineral Aggregate Resources

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	<p>Study the locations of existing mineral aggregate resources in the Township of Whitewater Region in relation to the following:</p> <ul style="list-style-type: none"> <li>a) The quality, quantity or other development constraints that would make the extraction of aggregate unfeasible;</li> <li>b) The necessity of alternative land uses in comparison to the necessity of the mineral aggregate resource;</li> <li>c) The long-term aggregate resource requirements of the Municipality and surrounding areas.</li> </ul>	Revise Schedule A to define areas of mineral aggregate resources to be protected. Status quo on policies.	Establish a Mineral Aggregate Resource designation and policies in a new Official Plan
2.	Protect only the high quality mineral aggregate resource deposits in the Township of Whitewater Region which are necessary for the long-term needs of residents the Municipality and surrounding areas.		

## 7.0 Private Roads/Rural Cluster Development

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	<p>Permit residential development on private right-of-ways within a waterfront designation of an Official Plan subject to criteria that will address the following:</p> <ul style="list-style-type: none"> <li>a) Minimum road construction standards to the satisfaction of Council;</li> <li>b) The physical conditions of the existing or proposed right-of-way to allow for the access of emergency vehicles;</li> <li>c) An agreement with the Township to ensure that future property owners are notified that road access is private and will not be assumed by the Municipality; and</li> <li>d) A zoning by-law amendment.</li> </ul>	<p>Special provision within a Waterfront designation of a new Whitewater Region section of the County OP</p>	<p>Special policy within a Waterfront designation of a new OP.</p>
2.	<p>Continue the practice of permitting consents for bush lots and for private service road right-of-ways for development that has a constraint for access along its road frontage.</p>	<p>Status Quo</p>	<p>Include a special provision in Consent policies of a new OP.</p>
3.	<p>Permit Rural Cluster Development subject to criteria to address:</p> <ul style="list-style-type: none"> <li>a) Minimum lot size, access and frontage requirements;</li> <li>b) Private roads constructed and maintained to a standard acceptable to the Municipality;</li> <li>c) Suitable access to a public road;</li> <li>d) Requirements for private individual water and sewage systems or by communal systems, including the requirement for a hydrogeological review;</li> <li>e) Design criteria for such matter setback requirements from the nearest public road in order to maximize screening from public roads; siting of dwellings to take into consideration significant landscapes, vegetation and other unique property attributes; protection of identifiable features of the rural landscape; and siting of dwellings in order to blend as much as possible with the natural landscape.</li> <li>f) Appropriate buffering;</li> <li>g) The use of common ownership of lands for open space, recreation, communal systems or for access road right-of-way.</li> <li>h) Encourage the use of “common element condominiums” to manage common ownership areas.</li> </ul>	<p>Special polices within the Land Division policies and allow as a permitted use in the Rural designation. or Special policies within Rural designation of a Whitewater Region section of the County OP.</p>	<p>Special policy within the land division policies of a new Official Plan. Allow as a permitted use in the Rural designation.</p>

## 8.0 Resort Commercial Development and Requirements for Communal Servicing

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	<p>Permit new, expanded or redeveloped resort commercial development in a Waterfront, Rural and/or Community designation without the requirement of an amendment to the Official Plan subject to the following:</p> <ul style="list-style-type: none"> <li>a) A resort would be defined as lodging or other accommodation other than tent or trailer parks;</li> <li>b) All forms of tenure would be considered for new, expanded or redeveloped resorts (i.e. freehold condominium, fractional ownership);</li> <li>c) Regardless of the form of tenure, accommodation units within a resort development must be made available to the traveling public, be operated under central management on location for profit, and provide ongoing services and recreational facilities normally provided in a commercial setting;</li> <li>d) Zoning and appropriate agreements would require commercial use and maintenance of the commercial components of the development;</li> <li>e) New resorts, complementary facilities and attractions would be encouraged to locate in appropriate locations to the satisfaction of Council.</li> </ul>	<p>Include special policy within a new Whitewater Region Section of the County OP. or Include as a general provision/exception to the Rural, Village Community and/or Waterfront policies.</p>	<p>Include as a general policy within a new Official Plan.</p>
2.	<p>In conjunction with Item 1 above, where new resort development is registered by way of condominium description, private communal sewer and water servicing would be permitted where:</p> <ul style="list-style-type: none"> <li>a) The sewage and water works have been built or upgraded to a standard satisfactory to the Ministry of the Environment and the Municipality;</li> <li>b) An authorized and enforceable agreement is registered against the title of each unit within the condominium which: <ul style="list-style-type: none"> <li>i. Requires the establishment and administration of a reserve fund to ensure that adequate revenue is available to repair, maintain, replace and upgrade the works as required.</li> <li>ii. Outlines and requires implementation of financial controls to the satisfaction of the Province and Township to ensure the provision of (i.) preceding.</li> <li>iii. Requires operation of the private works by a qualified operator certified under a provincial certification program.</li> </ul> </li> <li>c) The development is in accordance with all other policies of the Plan and constitutes multi-unit resort commercial development.</li> </ul>	<p>Include special policy within a new Whitewater Region Section of the County OP. or Include as a general provision/exception to the Rural, Village Community and/or Waterfront policies.</p>	<p>Include as the sewer and water servicing policies of a new Official Plan.</p>

## 9.0 Service Strategy

Item	Recommendation	County Official Plan Option	Township Official Plan Option
1.	Establish servicing goals and objectives that are consistent with the desired vision for the Township of Whitewater Region.	See Item 1 of Section 1.	See Item 1 of Section 1.
2.	Prepare a servicing (asset management) strategy that is consistent with the desired vision for growth and development of the Municipality.	Can be addressed outside of Policy Framework.	Can be addressed outside of Policy Framework.
3.	Define the growth areas of the Beachburg water service area and the Cobden sewer and water service areas.	See Item 4 a) of Section 1.	See Item 4 a) of Section 1.

## 10.0 Other Action Items Requested By Committee Members

Item	Action Item/Recommendation	County Official Plan Option	Township Official Plan Option
1.	<p>Action Item: 20 metre water setback to be measured in the most direct straight line.</p> <p>Comment: Water setback requirements are normally increased where the slopes are greater along a shoreline. Exceptions are normally considered on a case by case basis through the rezoning process.</p> <p>Recommendation: Consider as part of Section 4.0 Water Setbacks.</p>	See Item 1 of Section 4.0 Water Setbacks	See Item 1 of Section 4.0 Water Setbacks
2.	<p>Action Item: Establish rural design standards and guidelines that will encourage rural subdivision development and reflect the rural character of Whitewater Region.</p> <p>Recommendation: Consider as part of Rural character policies for residential, estate residential and cluster development in Items 2. a) and b) of Section 1.0 Growth and Settlement.</p>	See Items 2. a) and b) of Section 1.0 Growth and Settlement	See Items 2. a) and b) of Section 1.0 Growth and Settlement
3.	<p>Action Item: Archaeological Assessments (introduce fairness in implementation)</p> <p>Comment: Archaeological Assessments are prescribed by Regulation for Subdivisions and Condominiums in</p>	Consider as a general	Establish a new general provision

	<p>areas of high potential for archaeological assessment.</p> <p>Recommendation: Review policies for the implementation of Archaeological Assessments in order to establish more clarity, fairness and flexibility on requirements for implementation.</p>	<p>amendment to County Plan; as a special policy for Whitewater Region or as special policy within the Waterfront policy area for Whitewater Region.</p>	<p>for archaeological assessments as part of a new Official Plan or as a special policy within the Waterfront policy area of a new Official Plan for Whitewater Region.</p>
4.	<p>Action Item: Permit Boathouses</p> <p>Comment: This is normally implemented through the Comprehensive Zoning By-law.</p> <p>Recommendation: Consider as part of Section 4.0 Water Setbacks</p>	<p>See Item 1 of Section 4.0 Water Setback</p>	<p>See Item 1 of Section 4.0 Water Setback</p>
5.	<p>Action Item: Recognize maximum elevation on Rocher-Fendu Lake.</p> <p>Comment: There are no flood elevations specified in the County Plan. Where available, flood plain elevations are specified in the implementing zoning by-law.</p> <p>Recommendation: That information available on flooding elevations for Lake Rocher-Fendu be reviewed and confirmed that it is above the 1:100 year flood plain. If so, these elevations can be implemented through the flood elevation provisions of the Township's new zoning by-law. If not, a policy exception may be required.</p>	<p>Implement through the Township's zoning by-law.</p>	<p>Implement through the Township's zoning by-law.</p>
6.	<p>Action Item: The policies for the Pretty Hill ANSI should allow property owners to maintain their traditional land uses (i.e. agriculture, forestry, homes, and related buildings and structures).</p> <p>Comment: Agree</p> <p>Recommendation: See Item 1 of Section 3.0 ANSI's for Pretty Hill Earth Science ANSI.</p>	<p>See Item 1 of Section 3.0 ANSI's</p>	<p>See Item 1 of Section 3.0 ANSI's</p>
7.	<p>Action Item: Develop a sensitive lake protocol (policies) to allow residential development proposals to proceed on their own merit.</p> <p>Comment: Agree</p> <p>Recommendation: See Item 1 of Section 2.0 Sensitive Lake Policies for Muskrat Lake.</p>	<p>See Item 1 of Section 2.0</p>	<p>See Item 1 of Section 2.0</p>
8.	<p>Action Item: Reasonable timelines should be implemented for review by provincial agencies.</p> <p>Comment: Item 1.5 of the Action Plan recommends more local control over development decisions. This will provide the Township with more control over timelines.</p>	<p>See Item 5 of Section 1.0</p>	<p>See Item 5 of Section 1.0</p>