

OFFICIAL PLAN

March 2018



Municipalité de
RUSSELL
Township

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Section 1 OVERVIEW

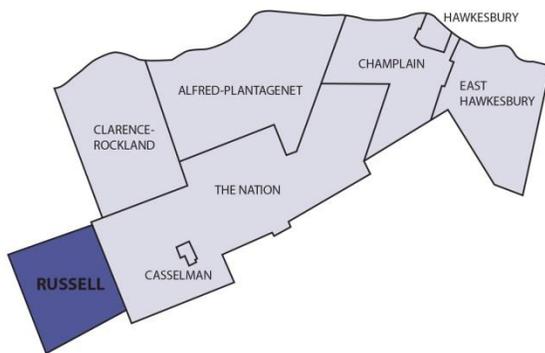
1.1 ROLE OF THE OFFICIAL PLAN

The Ontario *Planning Act* requires municipalities to prepare and adopt an Official Plan to provide guidance for the physical development of communities. As a lower-tier municipality, the Township of Russell is subject to the policies of the United Counties of Prescott and Russell Official Plan, which was adopted by the United Counties of Prescott-Russell Council on August 26, 2015 and was approved by the Ministry of Municipal Affairs and Housing on March 22, 2016 (herein referred to as the 'County Official Plan'). However, the County Official Plan grants authority to local Councils to adopt an Official Plan for the municipality or a specific part of the municipality.

On this basis, the role of the Township of Russell Official Plan is to guide and direct the use of land within the Township's four Villages (Embrun, Russell, Limoges, and Marionville), the Commercial Parks and the Industrial Park adjacent to Highway 417. The boundaries of these areas are illustrated on Schedules A1-A5 and correspond to the boundaries of their respective policy designations as per the County Official Plan (Urban Policy Area, Community Policy Area, or Trade and Industry Policy Area). This Official Plan provides a vision for the future growth within these areas and a policy framework to guide their physical development for a period of 20 years, i.e. until the year 2036. These areas remain subject to the County Official Plan policies, which must be read in conjunction with this document. With the exception of the Commercial Parks and the 417 Industrial Park, the scope of the Township of Russell Official Plan does not include the areas located outside the Village boundaries, which are entirely subject to the policies of the County Official Plan.

Areas subject to Official Plan

Key map of the United Counties of Prescott and Russell



Key map of the Township of Russell



Conformity to County Official Plan

This Official Plan was written to conform to the County Official Plan. In order to avoid overlap with the County Official Plan policies, several areas that were deemed not to require more specific policy direction are not repeated in this Official Plan, or are only addressed in a cursory manner. In some of these cases, direct reference to the County Official Plan is included.

Consistency with Provincial Policy Statement

This Official Plan is also consistent with the Provincial Policy Statement, and in particular to the new policies adopted in 2014 relating to matters such as intensification, brownfields, employment lands, air quality, and energy consumption. Furthermore, this Official Plan reflects matters of provincial interest identified in the *Planning Act* and changes to the *Planning Act* enacted through Bill 51 and Bill 73, *Smart Growth for Our Communities Act*, which came into effect on July 1, 2016.

Review and update

In accordance with the requirements of the *Planning Act*, this Official Plan will be reviewed ten (10) years from the date of adoption, and every five (5) years thereafter, and may be amended by the Township to reflect changing circumstances or new priorities. The main implementation tool, the Zoning By-law, will be updated within three years of each Official Plan update.

1.2 STRUCTURE OF THE OFFICIAL PLAN

This document shall be known as the Official Plan for the Corporation of the Township of Russell. It consists of both written policy and schedules. It is organized into ten (10) main sections, moving from broad planning principles to more specific land use policies and implementation measures, as follows:

- This section (**Section 1 – Overview**) explains the role and structure of the Official Plan and the political and administrative framework within which land use planning is carried out in Ontario.
- **Section 2 – Strategic Directions** outlines a vision for the Township of Russell Villages, the Commercial Parks and the 417 Industrial Park as well as the key strategic policy directions to guide land use planning. Matters found in this section are intended to apply to all sections of the Official Plan.
- **Section 3 – General Policies** contains development policies that apply to all land use designations. Matters found in this section are intended to apply to all sections of the Official Plan.
- **Section 4 – Land Use Designations** is the core of the Official Plan as it establishes land use designations and associated policies that will guide decisions for the use of land for the next 20 years.
- **Section 5 – Infrastructure** consists of policies related to physical infrastructure, including water, wastewater, stormwater, roads, and utilities.
- **Section 6 – Natural Heritage** contains policies related to the natural environment and energy, contributing to the sustainability of the Township of Russell.
- **Section 7 – Cultural Heritage** addresses the protection of cultural heritage resources.
- **Section 8 – Health and Safety** addresses the protection of health and safety.



- **Section 9 – Implementation** contains policies related to the administration and implementation of the Official Plan.
- **Section 10 – Schedules** contains maps that provide a geographical reference for the Official Plan's policies.

In addition, Appendix A – Glossary contains the definitions of the key terminology used throughout the Official Plan. The Glossary is not intended as an operative part of the Official Plan.

1.3 HOW TO READ THE OFFICIAL PLAN

The introductory paragraphs of each section are meant to provide context for the subsequent policies. The policies provide specific direction and are to be implemented through a variety of mechanisms, including the Zoning By-law. The margin headings are intended as helpful markers to categories of text and are not intended as operative parts of the Official Plan. The English version of the Official Plan shall be referred to in the case of inconsistencies with the French version.

1.4 ADMINISTRATION OF THE OFFICIAL PLAN

1.4.1 AMENDMENTS TO THE OFFICIAL PLAN

POLICIES

1. Amendments to this Plan shall be considered in accordance with related policies elsewhere in this Plan. In general, amendments will only be considered when they are justified and when the required supportive information is provided. Amendments shall not be considered within two (2) years of the date of adoption of this Official Plan, unless otherwise permitted by a Council resolution to allow all applications, certain types of applications, or applications for certain areas of the Township.
2. Proposed amendments to this Plan shall be accompanied by sufficient information to allow Council to fully understand and consider the following:
 - a) The impact of the proposed change on the achievement of the stated goals, objectives and policies expressed in this Plan; the County Official Plan, and the Provincial Policy Statement;
 - b) The need for the proposed change; and
 - c) The effect of the proposed change on the need for public services and facilities.
3. In addition when considering amendments which affect the use of a specific site or sites, Council shall consider:
 - a) Whether there is a need to add the site or sites to the lands already designated for the proposed use; and
 - b) The physical suitability of the land for the proposed use.
4. Applications for minor variance from the provisions of the Zoning By-law or any by-law that implements the Official Plan shall not be made in respect of a parcel, building or structure for which the provisions of the Zoning By-law have been amended within the previous two (2) years, unless Council has declared by resolution that the application for such variance is permitted.



1.4.2 CONSULTATION**POLICIES**

1. Council shall undertake a community consultation program for all amendments to and reviews of the Plan. The consultation process shall include timely provision of adequate information as well as opportunities for members of the public to discuss this information with Township staff and to present views to Council.

1.4.3 REVIEW AND MONITORING OF THE OFFICIAL PLAN**POLICIES**

1. Council shall update this Official Plan in accordance with the provisions of Section (26) of the *Planning Act*, as amended, to ensure that:
 - a) The Plan's goals and objectives remain valid and realistic in light of prevailing circumstances; and
 - b) The Plan's policies are adequate for the achievement of its goals and objectives.
2. In order to facilitate the review of this Plan, Council will monitor the achievement of its objectives and the effectiveness of its policies.

1.4.4 INTERPRETATION OF SCHEDULES

The boundaries of the land use designations established by this Plan and as shown on the Schedules are intended to be approximate and shall be considered as absolute only where they coincide with roads, railway lines, rivers, lot lines shown in an implementing Zoning By-law, or other clearly defined physical feature.

Where land use designation boundaries are considered as approximate, amendments to this Plan will not be required in order to make minor adjustments to the boundaries provided that the general intent and purpose of the Plan are maintained. Such minor adjustments shall be determined by Council and will not need to be incorporated into the land use schedules.

Where the land use boundaries are considered as absolute, the location of the boundaries is not open to interpretation and an amendment to this Plan will be required in order to deviate from or change these boundaries.

The boundaries of potential or proposed trails, roads, or any other future element illustrated on the Schedules are also intended to be approximate.

1.4.5 REFERENCES TO STATUTES

Where any Act or portion of any Act is referred to in this Plan, such references shall be interpreted as referring to the stated Act or portion of the Act and any subsequent changes to or renumbering of these sections of such Act.

1.4.6 REFERENCES TO MINISTRIES AND REVIEW AGENCIES

Throughout this Official Plan, references are made to various Ministries and agencies. While such references are considered current at the date of adoption of this Official Plan, it is acknowledged that changes may occur as a result of ongoing changes in the planning and application review processes in the Province of Ontario. No amendment to this Plan is required in order to acknowledge such changes; however, it is the intent of the Township to



update such Ministry and agency references at the time that general reviews and updates of this Official Plan are undertaken.

1.4.7 INTERPRETATION OF FIGURES, QUANTITIES, AND USES

It is intended that all figures and quantities herein shall be considered as approximate unless stated otherwise. Amendments to this Official Plan will not be required where Council is satisfied that the variance from the figure or quantity is minor and that the intent of the policy in question is met.

Where examples of permitted uses are provided for in the land use policies of the Plan, it is intended that these be recognized as representative examples as opposed to a definitive and/or restrictive list of uses. The implementing Zoning By-law shall ensure that all permitted uses are consistent with the intent of this Official Plan.



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Section 2 STRATEGIC DIRECTIONS

2.1 VISION

Long-term planning begins with a vision for the future. The following statement is intended to be the expression of the vision for the future of the Township of Russell and serves as a guide for the policies of this Official Plan.

The vision for the Township of Russell Official Plan is to provide a high quality of life for residents by promoting the environmental, social, and economic sustainability of the Township and enhancing the unique features of its Villages.

2.2 GUIDING PRINCIPLES

The policies of the Official Plan are based on several guiding principles. Under each principle are several key objectives to help achieve the overall vision for the Villages, including the Business Park, the Commercial Parks and the Industrial Park.

1. Protecting the Natural Environment

While striving to meet human needs, the environmental integrity of the Township shall be protected by:

- Protecting natural heritage features and areas, surface water features, and ground water features;
- Conserving the Castor River floodplain and main tributaries;
- Implementing a tree planting program;
- Promoting compact development;
- Minimizing negative impacts to air quality and climate change; and
- Encouraging energy efficiency and diversity.

2. Promoting Healthy Communities

Healthy, active communities shall be promoted by:

- Providing a full range of built and natural settings for recreation, including community facilities, parks, open space areas, and trails;
- Encouraging a land use pattern which promotes non-motorized movement, including cycling and walking;
- Establishing a network of connected open spaces, including trails that connect the Villages, that is accessible to all residents;
- Improving awareness of the need for accessibility and ensuring municipal infrastructure meets this need;
- Providing opportunities for public access to the Castor River shoreline and main tributaries; and
- Promoting the production of and access to locally grown and other healthy foods.

3. Creating Liveable and Complete Communities

Liveable and complete communities shall be created by:

- Encouraging development at a human scale and that fosters community interaction;
- Promoting a full range and mix of housing types, tenures, and densities, including affordable housing;
- Providing opportunities to live and work in proximity;
- Providing opportunities for residents to age in place;
- Conserving significant built heritage resources and significant cultural heritage landscapes;



- Ensuring the provision of a full range of accessible and conveniently located community services and facilities; and
- Encouraging built form that is well designed; encourages a sense of place; and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

4. Promoting Economic Development

Economic development and competitiveness shall be promoted by:

- Providing sufficient areas for employment to meet long-term objectives;
- Ensuring that a range and mix of employment opportunities are provided within the Villages, including the Business Park, the Commercial Parks and the Industrial Park;
- Developing a financially viable plan for the acquisition and disposition of municipal land;
- Revitalizing the downtown commercial districts as mixed-use, pedestrian friendly areas, including through the development and implementation of Community Improvement Plans; and
- Participating in the development of a Prescott-Russell Area Partnership (PRAP), whose policy framework is established in the County Official Plan. This PRAP is a collaborative process between the County and local municipal governments to grow individually in a sustainable manner while contributing to the regional vision for long-term growth and development.

5. Providing Infrastructure

Appropriate transportation and servicing infrastructure shall be provided by:

- Promoting densities and a mix of uses which are appropriate for and efficiently use planned or available infrastructure;
- Developing a land use pattern, street network and trail system that support pedestrians, cyclists, vehicular traffic, and transit, as applicable; and
- Ensuring that the necessary servicing facilities and other infrastructure are in place to facilitate the timely and orderly development of the Villages, the Commercial Parks and the Industrial Park.

6. Supporting Community Empowerment

Local community empowerment shall be supported by:

- Ensuring meaningful public involvement in land use and development initiatives, including a beautification program.

2.3 OBJECTIVES

The objectives provide the framework for the planning and development of the areas subject to this Official Plan by both the public and private sectors. The objectives are intended to be implemented by the policies set out in this Official Plan.

Land Use

- To ensure that the Villages are developed with a compact form at an appropriate scale that is pedestrian-oriented and fosters community interaction.
- To create a sense of identity and continuity through design and architectural treatments that residents and visitors can recognize as characteristic of the Villages.



- To ensure the provision of a full range of community services and facilities to cater to the residents of the individual neighbourhoods as well as the entire community.
- To ensure opportunities to live and work in proximity, and to recognize the employment opportunities available within the Villages, the Commercial Parks and the Industrial Park.
- To ensure a high standard of architectural design and building materials throughout the Township and across all uses, including residential, and non-residential structures.
- To encourage energy conservation through community and site planning and urban design.
- To conserve the significant built heritage.

Residential Development

- To create residential communities with a safe, healthy and functional environment to accommodate a future population of approximately 23,830 by 2036.
- To ensure that opportunities for a full range and mix of low, medium and high-density housing forms, including second units, affordable housing, and housing for older persons, are provided within the Villages.
- To ensure all new residential development meets Provincial, County and Municipal policies regarding the provision of affordable housing.

Employment Opportunities

- To create a commercial environment that is compatible with surrounding land uses, including recreational and tourism uses.
- To ensure industrial employment opportunities are protected and supported by expanding and servicing the employment lands in the Industrial Park.
- To ensure a sufficient supply of appropriately sized and located industrial land is available to ensure opportunities to attract or retain businesses are optimized.
- To ensure that available land meets the needs of the industries the municipality is specifically targeting for attraction and retention.
- To ensure that a full range and mix of employment opportunities are provided within the Villages, the Commercial Parks and the Industrial Park.

Open Space/Environmental Features

- To establish a network of connected open space accessible to all residents with natural and cultural features integrated into open space areas and providing a strong link to the open spaces associated with recreational corridors, trails, and the Castor River.
- To create open spaces with a clear function, a relationship to the community, and a safe environment that integrates Crime Prevention Through Environmental Design (CPTED) principles, such as natural surveillance, natural access control, and territorial reinforcement.
- To ensure the preservation and enhancement of significant environmental features.

Transportation

- To develop a land use pattern and transportation system that supports local and regional transit, cyclists, pedestrians, and vehicular traffic.



- To achieve a street, bike path and trail network that is laid out in a modified grid pattern that maximizes connectivity and permeability so that there are alternate pedestrian and vehicular routes to most destinations.
- To design safe streets at a pedestrian scale and that are attractive public spaces while still serving vehicular traffic functions.
- To ensure that all new development is designed to facilitate efficient and effective public transportation operations.

Services

- To ensure that all new development generally occurs on the basis of full municipal services, with the exception of Marionville, unserviceable areas, and any unserved areas of the Industrial Park.
- To design and implement stormwater management systems which are integrated with the open space system and which mitigate impacts on the natural environment.
- To ensure that the necessary infrastructure and services are in place to facilitate the timely and orderly development of the Villages.

Finance

- To ensure that the costs of services and facilities required to permit and support development are financed in a sustainable manner in accordance with the ability of the Township, the County and landowners to pay; and the Development Charges by-laws adopted by the Township.



2.4 GROWTH FORECAST

The Township of Russell is located within the United Counties of Prescott and Russell, to the east of the City of Ottawa. One of the key factors contributing to continued steady growth in the Township is its proximity to the Ottawa area, which continues to grow steadily. The natural setting and bilingual nature of Embrun, Russell, Limoges, and Marionville make these Villages attractive communities to live and work.

2.4.1 RESIDENTIAL

The Township of Russell's population is expected to grow by approximately 52% by 2036 compared to 2011, representing an increase from approximately 15,680 people to 23,830 people. The number of new housing units is also projected to increase by approximately 56% over this time period. This means that nearly 2,980 new homes may be required within the Township of Russell by 2036.

Population and housing unit projections

The following is a summary of the projected population and unit growth for the Township:

	2011	2036	Forecast change 2011-2036
Population	15,680	23,830	8,150
Housing Units	5,280	8,260	2,980

Source: Reference Scenario from 'Updated Growth Outlook and Employment Land Needs Analysis', Hemson Consulting Ltd., January 2017

2.4.2 EMPLOYMENT

Employment is projected to continue to grow moderately to 2036, as it has in the past. Overall, the Township is expected to remain a net exporter of labour, which is to be expected given the Township's role as a more rural and residential municipality within the Ottawa-Gatineau commuter-shed.

The following is a summary of the projected employment growth for the Township:

Employment projections

	2011	2036	Forecast change 2011-2036
Employment	4,130	5,600	1,470

Source: 'Updated Growth Outlook and Employment Land Needs Analysis', Hemson Consulting Ltd., January 2017

The Township of Russell's employment is projected to grow by 35% to the year 2036, which is a forecasted increase of 1,470 jobs. The majority of the growth is expected to occur in the Industrial Park.

It is important to note that the above forecasts were prepared for the Township as a whole, whereas this Official Plan deals with the Villages and the areas outside of the village boundaries designated as Commercial Park and Industrial Park. However, it is anticipated that consistent with the pattern of growth over the past 20 years and the existence of prime agricultural land outside these areas, the Villages and more specifically Embrun and Russell will continue to play a role as the primary focus for growth in the future. This is generally in conformity with the County Official Plan, which encourages growth in existing communities thereby maximizing efficient use of available infrastructure through the promotion of compact development. The objective



Community facilities

for the western portion of the County, which includes the Township of Russell, is to guide 85% or more of population growth to the Urban Policy Area and the Community Policy Area (i.e. Embrun, Russell, Limoges, and Marionville) and 15% or less to the Rural Policy Area (i.e. areas outside the four Villages).

2.4.3 COMMUNITY FACILITIES

The level of service for parks generally compares favorably to other municipalities. However, within the next 20 years additional parks will be required to keep up with the pace of population growth, mainly within future residential subdivisions.

As outlined in the Township of Russell Parks and Recreation Master Plan (2015, as amended from time to time), the preferred option for continuing to provide this service is to build a twin ice pad in a new multipurpose recreation facility, and to consider providing an indoor pool, library, indoor and outdoor playing fields, fitness facilities, and multi-purpose or civic gathering space within this complex. Such a facility would complement the new sports dome (covered sports field facility) on a Township owned parcel between Russell and Embrun, as illustrated on Schedule A1.

2.4.4 LAND REQUIREMENTS

The forecasted growth in population and employment shall be accommodated through:

- Residential and non-residential intensification within the settlement areas, including infill, redevelopment, and the conversion of existing buildings; and
- Development of additional land designated as employment areas, primarily but not exclusively within the Commercial Parks and the Industrial Park.

Furthermore, an Updated Growth Outlook and Employment Land Needs Analysis prepared by Hemson Consulting Ltd. (January 2017) was prepared in the context of the 5-year review of the Official Plan in order to evaluate the sufficiency of vacant land within the Villages, and the Township's Trade and Industry Policy Areas identified in the County Official Plan to accommodate future residential and employment uses. The Hemson report concluded that there is sufficient land supply within the existing settlement areas to accommodate the projected housing unit demand. In addition, the Hemson report identified that additional employment land was needed, particularly in the vicinity of the Industrial Park. The accommodation of additional employment land required redesignation of land within the Township and in the County Official Plan. An amendment to the County Official Plan has been approved that has the effect of relocating Trade and Industry Policy Areas in order to better meet expected demand.

2.4.5 SPECIAL STUDY AREAS

Schedule A1 – Land Use Designations – Embrun and Schedule A2 – Land Use Designations – Russell illustrate areas, among other parcels of land, that should be considered as part of a future boundary expansion. A County Official Plan Amendment shall be required prior to any village boundary expansion. Such amendment shall be supported by a comprehensive review as per the County Official Plan policies.

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Section 3 GENERAL POLICIES

The following policies will guide future development in the Township.

3.1 PRINCIPLES OF GROWTH

3.1.1 SETTLEMENT AREAS

The Villages of Embrun, Russell, western part of Limoges, and north-east part of Marionville constitute the Township of Russell's settlement areas.

POLICIES

1. The settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.
2. The expansion of a settlement area boundary shall only be allowed at the time of a comprehensive review. Proposed expansions to the settlement area boundaries shall be subject to the requirements outlined in the County Official Plan. Township-initiated expansions may be allowed through an Official Plan amendment supported by a comprehensive review.
3. Proposed adjustments to the settlement area boundaries, which do not increase the overall area of the community in question, shall be subject to the requirements outlined in the County Official Plan.

3.1.2 VILLAGE STRUCTURE

The land use designations and policies established in this Official Plan are premised on key notions regarding Village structure and form.

POLICIES

1. The structure of the larger Villages (Embrun and Russell) shall include a primary focus and local commercial service centers. The Village Core will act as the primary focus of activity and will accommodate a range and mix of higher intensity uses.
2. Residents should have the opportunity to access basic services within a reasonable walking distance (approximately 400 meters) or cycling distance (approximately 4 km) from their place of residence.
3. The Villages shall include a mix of land uses, while recognizing the primarily residential nature of certain areas.
4. All built form within the Villages shall be designed at a human scale.

3.1.3 INTENSIFICATION

Intensification is a means of providing opportunities for the efficient use of land through the promotion of a more compact form of development. Intensification refers to the development of a property, site or area at a higher density than currently exists and can therefore be achieved at different scales and through different types of uses (residential, commercial, industrial, etc.).

Means of achieving intensification include:

- Redevelopment, including the reuse of brownfield sites;
- The development of vacant and/or underutilized lots within previously developed areas;
- Infill development, including lot creation; and
- The expansion or conversion of existing buildings.

The benefits of intensification and compact development include:

- Cost-effective provision of infrastructure and public service facilities;



- Decreased pressure for Village boundary expansions into agricultural and rural lands;
- Greater accessibility to jobs, services, and everyday activities;
- Protection of environmental features;
- Reduction of the Township's carbon footprint; and
- More vibrant and complete communities.

POLICIES

1. Intensification shall be promoted within all land use designations as a means of making efficient use of existing land, infrastructure, and public service facilities. A target of 15 per cent of all new residential units in the Township shall be created through intensification.
2. As with all forms of development, the compatibility of intensification proposals in existing areas must be assessed based on the compatibility criteria outlined in Section 3.2.3 in order to mitigate potential adverse impacts on existing uses and/or the character of the area.

3.1.4 DIRECTING GROWTH

Phasing policies must be established in order to ensure the orderly progression of development and the timely provision of infrastructure and public service facilities.

POLICIES

1. Future development within each Village shall proceed, insofar as possible, by building out from existing built-up areas in a logical manner in order to:
 - a) Facilitate a continuous road pattern;
 - b) Minimize the cost while maximizing the use of infrastructure and public service facilities; and
 - c) Minimize the distance between residential dwellings and community services.
2. The phasing of development within the designated growth area will not adversely affect the achievement of the intensification target and density targets set out in this Section and the other policies of this Plan.
3. The Township shall ensure that the progression of development within designated growth area will not adversely affect the timely provision of the infrastructure and public service facilities required to meet the current and projected needs.



3.2 COMMUNITY DESIGN

The purpose of the Community Design section is to outline urban design objectives and compatibility criteria to guide future development. Urban design objectives and compatibility criteria contribute to the creation of liveable communities and are referenced throughout the Official Plan. The urban design principles and compatibility criteria are intended to supplement the policies applicable to each land use designation (Section 4). These policies apply to all types of development in the Villages, the Commercial Parks and the Industrial Park.

3.2.1 DESIGN PRINCIPLES

In addition to providing guidance with respect to land use, this Official Plan proposes to create more liveable communities by focusing on urban design, particularly in and around the Village Core but also throughout all designations. A focus on urban design draws attention to how buildings and the spaces around them look and function in their setting. It contributes to creating lively places with distinctive character and establishing meaningful connections between people and the built environment. The best urban design is informed by a solid appreciation of the place being built, the people in it, and the community around it.

The urban design principles outlined below are intended to assist those involved in development with an understanding of the important design elements within the Township of Russell. The principles are high-level in scope and recognize that development proposals should be given the flexibility to address design matters in different ways, allowing for creativity and dialogue, particularly since different design responses may be appropriate depending on the context of each area. In addition, the Township shall develop Urban Design Guidelines addressing specific settlement areas and uses. Development proponents shall implement the policies of this section as well as the detailed Urban Design policies delineating the Township's policies for these specific areas and uses, where they apply.

POLICIES

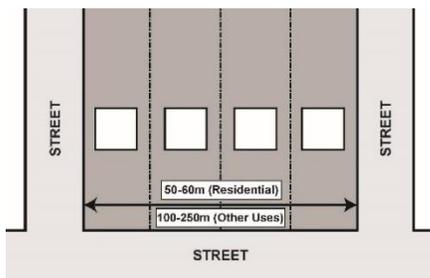
1. Council shall promote the implementation of the following urban design principles in the preparation and review of development proposals:
 - a) New development should recognize and reflect on the history of each community;
 - b) New development should reflect a thorough and sensitive understanding of place, context and setting;
 - c) The built form should evolve through architectural style and innovation;
 - d) New development should enhance and enliven the quality, character and spatial delineation of public spaces, including streets. In particular, blank walls facing the street shall be avoided;
 - e) Places and spaces should be visible and safe and integrate Crime Prevention Through Environmental Design (CPTED) principles;
 - f) New development should meet the needs of pedestrians as a priority;
 - g) New development should contribute to attractive public spaces and important views;
 - h) New development should accommodate the needs of a range of people, including children, seniors, and people with disabilities;

General design principles





Village Design Guidelines



- i) The form and design of new development should complement, integrate and enhance existing environmental features and landscapes;
- j) New development should achieve a more compact form over time;
- k) New development should generally be based on a modified grid network in order to provide a well-connected and integrated road system to accommodate vehicles, transit, cyclists, and pedestrians;
- l) New development should achieve compatibility with existing uses, as outlined in Section 3.2.3;
- m) New development should integrate energy efficient and green design features, as outlined in Section 6.11.1; and
- n) All large, aboveground utility infrastructure shall be located and designed to be compatible with its environment. This shall include the coordination of the location of trees, street fixtures, telecommunications equipment, utility and light poles, and signs.

3.2.2 DESIGN GUIDELINES

While the design principles outlined above are high-level in scope and intended to highlight the important elements of design within the Township of Russell, more specific design guidelines are provided below for development within the Villages, Business Park, Commercial Parks, and the Industrial Park. These design guidelines are intended to be supplemented by additional guidelines to be implemented via other tools, including separate use-specific or area-specific guidelines or as part of a Community Planning Permit System, as applicable. In addition to the urban design principles outlined above, within the Villages, Council shall also promote the implementation of the following urban design guidelines in the preparation and review of development proposals.

POLICIES

Village design guidelines

1. New development should be oriented towards the street, with parking generally provided at the rear or side of the building;
2. In cases where parking can only be provided in the front of the building due to the nature of the use or the property fabric, parking shall be buffered and screened by plant material screens and, only as necessary, structural elements;
3. The operational characteristics and visual appearance of loading and services areas (including garbage and outdoor storage areas) must be designed to mitigate adverse effects on adjacent properties and should be located away from residential uses and screened from roads, where possible;
4. Development blocks should be between 100 and 250 metres in length, with longer blocks permitted depending on topography and road alignment. Residential blocks should range between 50 and 60 metres and may be deeper depending on the proposed land uses and requirements for parking and lanes;
5. The location of garages, and particularly the garage door, is an important visual component of the streetscape. Where no reasonable alternatives exist, garages may protrude to a limited extent from the main front façade of any dwelling.
6. Street trees should be aligned parallel to the street and spaced at appropriate intervals such as to provide a continuous canopy at maturity. On residential streets, the boulevard between the sidewalk and the street

- should be grassed. Tree species should be native to the area. Of particular interest are tree types that will create a street canopy;
7. Residential neighbourhoods should have sufficient lighting to support safe and comfortable use of sidewalks after dark, without unreasonable light intrusion on adjacent residential areas. The height of street lights should be limited to reflect a pedestrian scale and should be spaced appropriately and closer together along collector roads; and
 8. Consideration shall be given to the location of utilities within the public rights-of-way as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The Township shall encourage utility providers to consider innovative methods of containing utility services on or within streetscape features such as gateways, lampposts, transit shelters, etc. when determining appropriate locations for large utility equipment and utility cluster sites.
 9. Primary exterior building materials used should be durable, natural materials that have low maintenance requirements and are climate resistant, particularly brick, stone, and engineered stone, with other materials used based on architectural merit and in combination with the preferred materials.
 10. New development shall, wherever possible, incorporate significant cultural heritage resources and significant built heritage resources into its plans. The Township shall encourage the retention, renewal and conservation of such resources.
 11. The character, materials, and architectural treatment of development within the Village of Russell shall be compatible with the unique heritage character of the Village. Innovative architectural treatments shall be considered based on design merit and compatibility with the Urban Design objectives of this plan and any applicable Urban Design Guidelines.
 12. Development within the Village of Embrun shall contribute to the particular enhancement of the Village's built community character and convey a sense of permanence and resilience through high quality architectural design and building materials.
 13. Pedestrian connections shall be provided between public streets, parking areas and building entrances, located and designed in such a way as to promote pedestrian access and safety.
 14. Pedestrian spaces, including plazas and courtyards, are encouraged within the Villages. Such spaces should include features such as public art, seating, and landscaping.
 15. Main public entrances to buildings shall be designed and illuminated, as required, to be easily identifiable from the street.
 16. Building design, including scale, massing, and architectural style, shall be compatible with buildings on neighbouring sites, and should employ high-quality exterior finishes and building materials.
 17. Architectural and site lighting shall be designed to enhance visual interest while minimizing glare to adjacent properties or streets.
 18. Buildings shall be designed to provide visual interest and weather protection for pedestrians along the building street frontage and any other building faces adjacent to an outdoor pedestrian space. Buildings should avoid the use of large blank or undifferentiated wall areas.

Industrial Park design guidelines

19. New development shall take into consideration that water and wastewater services may be provided 417 Industrial Park in the future. For example, to the extent possible, new buildings shall be sited in such a way as to allow the future severance of the lot once servicing becomes available.

Industrial Park Design Guidelines



Business Park Design Guidelines

20. Architectural and site lighting shall be designed to enhance visual interest while minimizing glare to adjacent properties or streets
21. Buildings visible from the road shall be designed to provide visual interest along street facing façades. Buildings should avoid the use of large blank or undifferentiated wall areas facing the street.
22. Landscaped frontages are required along all streets and shared accesses.
23. Buffers between uses shall be provided, as appropriate. These shall consist of plant material screens and, only as necessary, structural elements.
24. Entrances to parking areas shall be clearly defined through the use of signage and curbing.
26. 25. Building service areas, such as loading facilities, shall be located away from public view or screened from view by a plant buffer or structural element where necessary. Buildings located at intersections should provide exterior architectural details on both street fronts.
27. Plant material should be selected with regard to the climate of the Township and its ability to provide all-season screening. Native species are preferred.

Business Park design guidelines

28. Main public entrances to buildings shall be designed and illuminated, as required, to be easily identifiable from the street.
29. Building design, including scale, massing, and architectural style, shall be compatible with buildings on neighbouring sites, and should employ high-quality exterior finishes and building materials.
30. Architectural and site lighting shall be designed to enhance visual interest while minimizing glare to adjacent properties or streets.
31. Buildings shall be designed to provide visual interest and weather protection for pedestrians along the building street frontage and any other building faces adjacent to an outdoor pedestrian space. Buildings should avoid the use of large blank or undifferentiated wall areas.
32. Pedestrian connections shall be provided between public streets, parking areas and building entrances, located and designed in such a way as to promote pedestrian access and safety.
33. Pedestrian spaces, including plazas and courtyards, are encouraged within the Business Park. Such spaces should include features such as public art, seating, and landscaping.
34. High-quality landscaped frontages are required along all public streets.

Commercial Park Design Guidelines

Commercial Park design guidelines

35. The operational characteristics and visual appearance of loading and services areas (including garbage and outdoor storage areas) must be designed to mitigate adverse effects on adjacent properties and should be located away from residential uses and screened from roads, where possible.
36. Primary exterior building materials used should be durable, natural materials that have low maintenance requirements and are climate resistant, particularly brick, stone, and engineered stone, with other materials used based on architectural merit and in combination with the preferred materials.
37. Architectural and site lighting shall be designed to enhance visual interest while minimizing glare to adjacent properties or streets.
38. Buildings visible from the road shall be designed to provide visual interest along street facing building sides. Buildings should avoid the use of large blank or undifferentiated wall areas facing the street.



39. Landscaped frontages are required along all streets and shared accesses.
40. Buffers between uses shall be provided, as appropriate. These shall consist of plant material screens and, only as necessary, structural elements.
41. Entrances to parking areas shall be clearly defined through the use of signage and curbing.
42. Buildings located at intersections should provide exterior architectural details on both street fronts.
43. Plant material should be selected with regard to the climate of the Township and its ability to provide all-season screening. Native species are preferred.
44. Pedestrian connections shall be provided between public streets, parking areas and building entrances, located and designed in such a way as to promote pedestrian access and safety.
45. Pedestrian spaces, including plazas and courtyards, are encouraged within the Commercial Park. Such spaces should include features such as public art, seating, and landscaping.

All Development

46. The Township may require a design brief to be prepared to explain how any proposed development would conform to these Design Guidelines; and
47. Where a draft plan of subdivision is proposed adjacent to a provincial highway or County road, the layout of the subdivision should be designed such that the lots back on to the provincial highway or County road and front onto a local internal street.
48. The Township will require that all applications for new development:
 - a) Orient the principal façade and entrance(s) of main building(s) to the street. Where a building abuts more than one street, the building façade and entrances will be oriented in order of priority to the arterial, collector and local street, subject to restrictions to access on County roads;
 - b) Include windows on the building elevations that are visible from the public spaces;
 - c) Use architectural elements, massing, and landscaping to accentuate main building entrances.
49. Loading facilities, service areas, mechanical equipment (including rooftop), vents, generators, and metering devices should usually be screened from the public street, pedestrian and cycle pathways and/or adjacent ground-oriented residences. This may be achieved through:
 - a) Containment, with a preference to using the same architectural detail, style and materials as the proposed development; and/or
 - b) Screening (e.g. trees, landscaped berms, decorative walls and fences).

Design Guidelines for All Development

3.2.3 LAND USE COMPATIBILITY

Introducing new development in existing areas, in particular through intensification, requires a sensitive approach and consideration of the area's established characteristics. In reviewing all types of development applications, Council and/or the Planning Department shall be satisfied that the proposed development is compatible with the surrounding uses.

Compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity,



Compatibility criteria

nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties.

Compatibility can be achieved in a variety of ways, including the provision of appropriate setbacks, buffering features, and transition in building height and massing.

POLICIES

1. Compatibility of new developments shall be assessed based on the following criteria:
 - a) Height and massing: Building height, massing and scale shall be assessed based on the planned or existing uses of adjacent properties as well as the character established by the prevailing pattern of abutting development and development that is across the street;
 - b) Setbacks: Prevailing patterns of rear and side yard setbacks, building separation, landscaped open spaces and outdoor amenity areas as established by existing zoning where that pattern is different from the existing pattern of development;
 - c) 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 step-backs;
 - d) Outdoor amenity areas: the privacy of outdoor amenity areas of adjacent residential units must be respected;
 - e) Shadowing: shadowing on adjacent properties must be minimized, particularly on outdoor amenity areas;
 - f) Lighting: the potential for light spill over or glare onto adjacent light-sensitive areas must be minimized;
 - g) Noise and air quality: The development should be located and designed to minimize the potential for significant adverse impacts on adjacent sensitive uses related to noise, odours, and other emissions;
 - h) Parking: adequate on-site parking must be provided, with minimal impact on adjacent uses; and
 - i) Vehicular access: the location and orientation of vehicle access must take into account impact on adjacent properties including noise, glare and loss of privacy.
 - j) Traffic impacts: the road network in the vicinity of the proposed development can accommodate the traffic generated.
2. Compatibility of new buildings with their surroundings will be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:
 - a) Setbacks, heights and transition;
 - b) Façade and roofline articulation, including on both street-facing sides of a building on a corner lot;
 - c) Colours and materials;
 - d) Architectural elements, including windows, doors and projections;
 - e) Pre- and post-construction grades on site; and
 - f) Incorporating elements and details of common characteristics of the area.

3.3 GENERALLY PERMITTED USES

Certain land uses are considered characteristic and supportive of the daily life and function of the community. For convenience, these uses have been grouped as generally permitted uses. They shall be permitted within a wide variety of land use designations, subject to the policies set out below and in other applicable sections of this Official Plan and the County Official Plan.

POLICIES

Accessory Uses, Buildings or Structures

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

Agricultural Uses

2. Agricultural uses are subject to the application of the Minimum Distance Separation (MDS) formulae as set out in The Minimum Distance Separation (MDS) Document from the Ministry of Agriculture, Food and Rural Affairs.
3. In accordance with MDS guideline #36, MDS formulae do not apply within settlement areas.
4. In accordance with MDS Implementation Guideline #35 (OMAFRA, 2016), MDS I and II setbacks shall be required for certain agriculture-related uses, on-farm diversified uses and agricultural uses. The Zoning By-law shall establish the uses that will be required to meet these setbacks, as well as any associated provisions.

Bed and Breakfasts

5. A bed and breakfast establishment may be permitted as an accessory use within a single-detached dwelling provided the bed and breakfast is clearly secondary to the residential use. The Zoning By-law shall establish appropriate provisions and standards for bed and breakfast uses.

Coach Houses

6. Where the Zoning By-law permits a detached, semi-detached, townhouse or duplex dwelling, a coach house may be established in accordance with this policy. The Zoning By-law will establish criteria to govern compatibility of these units with the main dwelling and surrounding land uses.
7. A coach house will only be permitted where the primary dwelling does not contain a garden suite, rooming units or a secondary dwelling unit and the primary dwelling is located on:
 - a) on a lot in a serviced area and only where municipal or communal services for both water and wastewater services are currently provided to the main dwelling, or
 - b) on a lot in an unserviceable area that is 2,000 sq. m. or greater in size and is
 - i. serviced by a private water and wastewater system and where the coach house will share the water and wastewater system with the main dwelling; or
 - ii. serviced by one municipal or communal service (water or wastewater) and one private service and the coach house will share the municipal or communal service with the main dwelling.
8. A coach house may not be severed from the lot accommodating the primary dwelling.



9. Applications for minor variances with respect to coach houses shall have regard for all applicable policies of this Plan, as well as the following considerations:
- a) The coach house is in no circumstances taller than the primary home;
 - b) The proponent can demonstrate that the privacy of the adjoining properties is maintained;
 - c) The siting and scale of the coach house does not negatively impact abutting properties;
 - d) Significant trees and plantings are preserved on the subject property;
 - e) Any streetscape character impacts are addressed through the coach house design and siting; and
 - f) There is adequate water and wastewater capacity to accommodate the coach house. Where the dwelling unit will be on private services or partial private services studies indicating that servicing and water quality requirements can be demonstrated to be met will be required

Community Gardens

13. Community gardens shall be permitted in the Residential, Multi-Unit Residential, Commercial and Open Space designations.

Day Care Centres

14. Day care centres that provide daily temporary care of children, seniors and/or the disabled will be permitted in the Residential, Multi-Unit Residential, Commercial and Village Core Designations. The Zoning By-law may include area-specific provisions to regulate the type, size and location of these uses.

Emergency Shelters

15. Where the Zoning By-law permits a dwelling, the Zoning By-law will also permit an emergency shelter. Emergency shelters shall be designed in a manner compatible with the general area. The Zoning By-law may include provisions to regulate the size and location of this use.

Garden Suites

16. Garden suites are one-unit detached residential structures containing bathroom and kitchen facilities, and are designed to be portable and are accessory to an existing residential structure. Garden suites are an affordable housing type, in part, because they do not require the purchase of land, they are ancillary to existing dwellings, and are relatively inexpensive to install. Garden suites are especially suitable for some groups such as seniors because they provide affordable housing and enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit.
17. Where the Zoning By-law permits a detached or semi-detached dwelling, a garden suite may be permitted subject to a Zoning By-law Amendment as a temporary use, for a period not to exceed twenty (20) years from the date of the passing of the by-law. The Zoning By-law shall include regulations for unit size and other performance standards.
18. Garden suites shall be permitted where there is adequate water and sewerage capacity on the lot to service the suite.
19. A garden suite will not be permitted in conjunction with a group home, or on a lot contain a secondary dwelling unit or coach house.



20. As per the *Planning Act* regulations for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the 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 municipality related to the garden suite.

Group Homes

21. It is the intent of this Official Plan to recognize the need for group homes, to recognize the needs and concerns of residents, and to ensure effective integration of group homes in the community in order that they will function successfully and achieve community acceptance. In order to achieve this result, two methods will be used:

- a) Appropriate regulations will be included in the Zoning By-law; and
- b) The Township will provide direct input to the Provincial licensing and/or approval authorities. These authorities should circulate all group home applications to the Township for input and consider the comments received.

22. Group homes shall generally be permitted in all land use designations which permit residential uses, subject to subsection 24(b), below. They shall be permitted in a detached dwelling or in a semi-detached dwelling or duplex dwelling provided that both units are occupied by one group home operation and that the total number of residents does not exceed ten (10). A secondary dwelling unit, coach house or a garden suite shall not be permitted on the same lot as a licensed group home.

23. The implementing Zoning By-law will specifically define all approved group homes and divide them into two separate categories:

- a) Those which do not depend to as great an extent upon community integration and a location in a built-up area for the success of the program and which would, therefore, be allowed in any zone which allows a residential use; and
- b) Those which rely more heavily on a structured community in order to fulfill their mandate and which would, therefore, be allowed only in residential zones in the Villages.

Home-Based Business

24. Where the Zoning By-law permits a dwelling, a home-based business will also be permitted. The Zoning By-law may include standards to ensure compatibility with surrounding uses and to ensure that this use remains a minor adjunct to the principal use of the property. Reference must be made to the County Official Plan for additional policies.

Institutional Uses

25. Institutional uses such as schools, museums, places of worship, cemeteries, libraries, public uses, community centres and similar uses will generally be permitted in all land use designations within the Villages, provided that the use will not detract from the primary function of the area and is in keeping with the character of the surrounding area. Within residential designations, only institutional uses that do not adversely affect the surrounding area shall be permitted.



26. Before any development that will generate additional students is approved, Council should be assured that the necessary student accommodation and any required school busing would be provided.
27. Notwithstanding the above policies, an institutional use associated with hospitals, residential care facilities, pre-school, school nurseries, day care centres and schools, shall not be permitted to locate in hazardous land or hazardous sites where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion.

Public Uses

28. Notwithstanding any policy in this Official Plan, public utilities, including electricity generation facilities and transmission and distribution systems, shall be permitted in all land use designations without an Official Plan amendment. Secondary uses, such as active and passive recreation, , community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

Retirement Homes

29. Where the Zoning By-law permits an apartment dwelling, the By-law will also permit a retirement home that is not a residential care facility as defined in the Zoning By-law.

Rooming Houses

30. Where the Zoning By-law permits a dwelling, the Zoning By-law will also permit a rooming house. The Zoning By-law may include area-specific provisions to regulate the size and location of rooming houses. The Zoning By-law may provide for the location of larger-sized facilities in areas of higher density and/or employment areas, as appropriate.

Secondary Dwelling Units

31. Secondary dwelling units are permitted in single-detached, semi-detached, duplex and townhouse dwellings provided that:
 - a) the principal dwelling unit is located in a designation that permits residential uses;
 - b) the secondary dwelling unit is located within the main building;
 - c) there is adequate water and sewer capacity to accommodate the secondary dwelling;
 - d) the secondary dwelling shall not be permitted in a building located within hazardous lands, such as a flood plain;
 - e) the secondary dwelling unit would not otherwise qualify as a garden suite or coach house; and
 - f) only one secondary dwelling, coach house or garden suite unit is permitted on a lot.

Temporary Farmers' Markets

32. Temporary farmers' markets shall generally be permitted on all land designated Village Core, Commercial, and Open Space in order to facilitate residents' access to locally grown and other healthy food products.



Wireless Communication Facilities

33. Wireless communication facilities shall be permitted subject to the Township's Wireless Installation Protocol.

Wayside Pits and Quarries

34. Subject to the policies of the County Official Plan, wayside pits and quarries, portable asphalt plants and temporary concrete batching plants used on public authority contracts are not permitted within the Urban Policy Areas and Natural Policy Area features as identified on Schedule 'B' of the County Official Plan. A permit for a wayside pit or quarry is granted subject to the provisions of the *Aggregate Resources Act* and as such, the public consultation process and the rehabilitation of the site must be carried out in conformity with the Act.

Other Uses

35. Reference must be made to the policies of the County Official Plan for policies related to other uses that are generally permitted in all land use designations within the Township of Russell Official Plan, subject to the County policies, including public utility and municipal services and facilities; utility and communication facilities corridors; and existing land uses and non-conforming uses.

3.4 RESIDENTIAL DEVELOPMENT**3.4.1 RESIDENTIAL DENSITIES**

Density is a relative term that is used to define the scale and grain of development. It is typically a measure of persons or dwelling units per unit of land area. Net residential density is usually expressed in number of dwelling units per hectare and is a measure based on the area of land exclusively in residential use, including private roads and parking areas but excluding public streets, rights-of-way, parks, and non-residential uses.

Residential densities tend to increase or decrease depending on housing type. Typically, forms of medium and high-density residential housing include multifamily developments such as townhouses and apartment buildings. However, it is important to recognize that higher density development can also be achieved through detached or semi-detached homes on smaller lots, while apartment buildings surrounded by large parking areas can significantly decrease their density. In other words, housing type can affect density but other factors must also be taken into consideration.

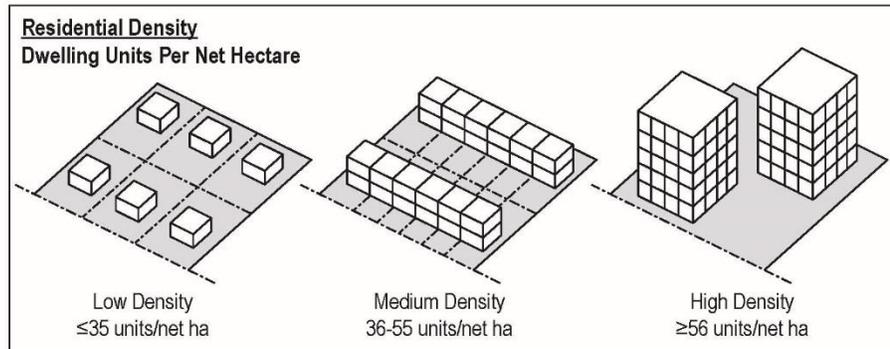
The definition of low, medium and high density differs from place to place. For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities for Embrun, Russell, and Limoges are defined as follows:

- Low: up to 35 units/net hectare
- Medium: 36 to 55 units/net hectare for townhouses, and 36 to 75 units/net hectare for apartments
- High: 56 units/net hectare and above for townhouses, and 76 units/net hectare and above for apartments

For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities for Marionville are defined as follows:

- Low: up to 16 units/net hectare
- Medium: up to 30 units/net hectare





POLICIES

1. In Embrun, Russell and Limoges, subject to the availability of water and wastewater services, new development areas shall generally achieve an overall mix of 70% low density, 20% medium density and 10% high density residential development. Where appropriate, slight variations to this density target shall be permitted without an amendment to this Official Plan.
2. In Marionville, subject to the availability of water and wastewater services, new development areas shall generally achieve an overall mix of 70% low density, and 30% medium density residential development subject to required studies including a hydrogeological study and approval by the relevant authorities. In Marionville, low density is up to 16 units per net hectare and medium density is up to 30 units per net hectare.
3. The Township shall encourage a mix of unit types within new development areas, including detached, duplex, semi-detached dwellings, townhouses, low-rise apartments, and second units in appropriate locations.

3.4.2 AFFORDABLE HOUSING

Affordable housing is a fundamental building block for healthy, liveable communities. The Official Plan policies seek to increase the supply of affordable housing within the Villages in order to accommodate social diversity and provide housing that suits the needs of a variety of households.

POLICIES

1. The provision of affordable housing shall be supported by encouraging intensification and adaptive reuse where appropriate and providing for an appropriate mix and range of housing types. The provision of non-profit housing by private and non-profit housing corporations shall generally be encouraged provided that it is not concentrated in any particular area of the Villages and that it is compatible with surrounding development.
2. A target of 10 per cent of new residential units resulting from new residential development and from intensification through conversion of non-residential structures, infill, and redevelopment shall be affordable.
3. Reference must be made to the County Official Plan for additional policies.

3.5 COMMUNITY HUBS

Community hubs offer co-located or integrated public service facilities, promoting cost-effectiveness and facilitating service integration, access to transit and active transportation.

POLICIES

1. The Township supports and encourages the co-location of public service facilities within community hubs where appropriate in order to promote cost-effectiveness and facilitate service integration and access to active transportation.

3.6 CONTAMINATED SITES

Potentially contaminated sites include lands where contaminants may be present due to previous industrial, commercial, transportation, utility, or other uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses, such as gasoline stations and automotive repair garages have a similar potential.

It is the intent of this Plan to ensure that proper decommissioning and cleanup of contaminated sites take place prior to their development or reuse.

POLICIES

1. An application for development or redevelopment requiring a building permit, minor variance, Zoning By-law amendment, consent, subdivision or amendment to this Plan on lands that are known or suspected of being contaminated will require an environmental site assessment that must be prepared by a qualified engineer. If necessary, a site remediation plan prepared in accordance with Provincial guidelines will be required.
2. Where remediation work is required, it will be a condition of approval of the development or redevelopment that appropriate measures are taken to implement the components of the site remediation plan. A Record of Site Condition may also be required.
3. Site plan control may be used as a measure to enhance site decommissioning and remediation.
4. Sites known to be contaminated may be placed in a holding category in the Zoning By-law to ensure that they are properly decommissioned prior to development. The holding symbol may be removed when the site is decommissioned according to the site remediation plan. A Record of Site Condition acknowledged by the Ministry of the Environment and Climate Change (MOECC) may also be required.
5. An affidavit will be required from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario Regulation 153/04.



3.7 EMPLOYMENT AREAS

While it is expected that the Township of Russell will remain a net exporter of labour, employment is projected to increase over the 20-year planning horizon to 2036. One of the objectives of this Official Plan is to ensure that a full range and mix of employment opportunities are provided within the Villages, the Business Park, the Commercial Parks and the Industrial Park. The key employment lands within the Township consist of those areas designated Business Park, Commercial Park and Industrial Park on Schedules A1 and A5, respectively.

POLICIES

1. The Township will plan for, protect, and reserve lands for current and future employment uses and will discourage the removal or conversion of Business Park, Commercial Park and Industrial Park lands for other purposes.
2. Applications to remove employment lands within the villages or to convert them to non-employment uses will only be considered at the time of the comprehensive review of this Plan initiated by the Township. Applications to remove employment lands or to convert them to non-employment uses received between comprehensive reviews will be considered premature unless Council directs that the comprehensive review be initiated. In either case, approval of proposals to remove or convert employment lands will be contingent upon the comprehensive review by the Township that demonstrates that the land is not required for employment purposes over the long term and that there is a need for the conversion.
3. Applications to remove employment lands designated as Trade and Industry Policy Area under the County Official Plan, and applications to convert these lands to non-employment uses shall only be considered through a comprehensive review of the County Official Plan in accordance with section 2.4.2.1 of the County Official Plan. Council shall update the Official Plan in accordance with the provisions of the *Planning Act*, as amended.
4. A comprehensive review to assess requests to convert employment lands to other purposes will consider such matters as:
 - a) The availability of alternative sites already appropriately designated or zoned for the proposed non-employment use;
 - b) The appropriateness of the proposed non-employment use(s) based on the land's physical and natural characteristics;
 - c) The demand that proposed non-employment use(s) may generate with respect to additional municipal amenities and services;
 - d) The sufficiency of the supply of optimum-sized employment land parcels for the range of employment uses anticipated in the Commercial Park, Business Park and Industrial Park designations;
 - e) The preservation of a diversity of employment lands for a variety of employment uses; and
 - f) The impact of non-employment use(s) on the viability of any remaining employment lands with regard to matters such as compatibility of land use, affordability for employment purposes, visibility of employment lands, maintenance of the identity of the employment area, and any other relevant matter.



3.8 PARKS, LEISURE AREAS AND GREENSPACES

The Township's greenspaces assume many forms; they may consist of forested areas, sports fields and playgrounds, areas along the Castor River, stormwater management ponds, and other surface water features. They may be active or passive areas and in either public or private ownership. For the purposes of this Official Plan, greenspaces include the large areas designated as Open Space, smaller areas zoned for parks but not designated as such, and recreational pathways such as the New York Central Trail.

In contrast, parks and leisure areas are a specific type of greenspace. They are the playgrounds, parks and sport fields that provide people with their most frequent contact with greenspace, and include major facilities such as arenas and community complexes. They come in various shapes and sizes, depending on how they are used. Parks and leisure areas should be well distributed within neighbourhoods and easily accessible.

The general objectives of the following policies are to provide an adequate supply of accessible parks, leisure areas and greenspaces in the Villages and to improve the connectivity between existing parks, leisure areas and greenspaces, recognizing the contribution they make to a high quality of life.

POLICIES

Greenspaces

1. The Township shall seek to improve the existing greenspace network and the connectivity between greenspaces through the review of development applications; the design of transportation corridors, infrastructure and other municipal facilities; and partnerships with public and private partners to provide access to greenspace.
2. The Township shall seek to acquire land in the Villages where public ownership is required to secure land for greenspace purposes.
3. The greenspace function of any municipal lands considered surplus shall be considered and evaluated prior to any disposal decision being made.
4. When reviewing development applications and applications to amend the Zoning By-law with respect to privately owned greenspace, the Township will consider opportunities to maintain links through the area to minimize the impact of the loss and may consider acquisition of the land. This is particularly the case for lands located along streams that offer opportunities for the development of a trail and/or trail system.
5. A greenspace target of approximately 16% to 20% of gross land area will be pursued within each Village. Greenspace that is privately owned, where access is restricted, or which is only temporarily available as greenspace, shall not be included in the target.
6. The Township shall seek to provide greenspace within 400 metres of homes within primarily residential areas.
7. When reviewing development applications within Embrun and Russell, the Township shall consider securing public access to the Castor River shoreline.

Parks and Leisure Areas

8. A parks and leisure areas target of approximately 8% to 10% of gross land area will be pursued within each Village as a whole. This target should not include land used for access to the parks and leisure areas.
9. The location and features of new parks and leisure areas should be identified with consideration for the existing geographic distribution of parks within the Township, the demographic and economic profile of the surrounding area, the existing inventory of similar parks and features





- within the Township, any identified needs concerning parkland types or features within the Township, and opportunities to co-locate with schools.
10. New parks and leisure areas should be conveniently located in order to provide neighbourhood focal points. They should have at least one lot line with full frontage on a public street, and be easily accessible by foot or bicycle. They should be visible from many vantage points within the community and be distributed equitably within the community.
 11. Parkland in future subdivisions will be acquired with consideration for its connectivity into the existing trail system and contribution to expanding the Township's trail system. New parks shall be designed with optimal connectivity to the trail system.
 12. Where feasible and appropriate, adjacent subdivisions should be planned in such a way as to allow for their respective parks and leisure areas to be amalgamated, thereby creating larger amenity areas.
 13. Generally, lands dedicated for park purposes will be located within the land area that is being subdivided, developed or redeveloped. However, the Township may consider the dedication of land that is not part of the development where it is satisfied that the parkland provides a benefit to the residents of the land being developed and the community as a whole.
 14. Reference must be made to Section 9.3.8 for policies with respect to parkland dedication and cash-in-lieu of parkland.
 15. New parks shall be situated according to the typologies set out in the table below.

Typology	Service Area	Size	Location	Frontage
District Park	Township-wide	10 ha minimum	Situated along a collector road	75% continuous frontage on abutting streets
Community Park	Community-wide	3.2 ha to 10 ha	Situated along a collector road	50% continuous frontage on abutting streets
Neighbourhood Park	Approx. 10-minute (800 m) walking distance	1.2 ha to 3.2 ha	Situated along a local road	50% frontage on abutting streets
Parkette	Approx. 2 to 5-minute (200 to 450 m) walking distance	0.4 to 1.2 ha	Situated along a local road	50% frontage on abutting streets
Passive Park	Township-wide	Variable	Situated adjacent to Castor River or New York Creek	Access point(s) from abutting streets

Section 4 LAND USE DESIGNATIONS

This section of the Official Plan provides direction for the use of land within the Villages, the Commercial Park and the Industrial Park. These areas are assigned a land use designation, as illustrated on Schedules A1 to A5, and are subject to a specific set of policies that provide a framework for making land use decisions within each designation. The policies also provide the basis for the implementing Zoning By-law, which must be in conformity with the Official Plan.

The Township of Russell Villages, Industrial Park areas and the Commercial Park areas are also subject to designations and associated policies outlined in the County Official Plan, as follows:

- Embrun – Urban Policy Area
- Russell – Urban Policy Area
- Limoges – Urban Policy Area
- Marionville – Community Policy Area
- Industrial Park – Trade and Industry Policy Area
- Commercial Parks - Trade and Industry Policy Area

The Township of Russell Official Plan complements the County Official Plan by providing more detailed designations and policies for these areas.

4.1 VILLAGE CORE

The Village Core areas are the heart of the Villages of Embrun, Russell, and Limoges. In Embrun, the designation is focused along Notre-Dame Street, while in Russell it affects lands in the vicinity of Castor Street, Mill Street, and Concession Street. In Limoges, the designation is smaller in scale and is focused along Limoges Road. Policies for the Village Core designation are aimed at promoting compact, mixed-use, pedestrian-friendly activity nodes where people can live, work, and play. It is intended that the Village Core designation contain the greatest concentration and range of commercial uses, in addition to medium and high density residential uses (36 units/net hectare and above) and other complementary uses.

The objectives of the Village Core designation are to:

- Promote a mix and range of uses that meet the needs of the community;
- Encourage intensification through infill and redevelopment;
- Protect cultural heritage resources in accordance with the policies of Section 7 in this Plan; and
- Promote an active, pedestrian-oriented streetscape.

POLICIES

General

1. Permitted uses in the Village Core designation include medium and high density residential (36 units/net hectare and above), commercial, institutional, and recreational uses.
2. New development shall be oriented toward the street.
3. Infill and redevelopment of existing buildings shall be encouraged as a means to promote intensification and compact form.
4. The development of mixed-use buildings is encouraged, with a particular focus on ground-oriented retail commercial or office uses and residential uses on upper floors or at the rear, within the principal building or in a separate building.

County designations

Village Core objectives

Village Core policies



5. Commercial uses may be required on the ground floor along certain street frontages in order to promote a mixed-use environment.
6. A Community Planning Permit System may be adopted for portions of the Village Core designation in order to control development and design as well as to streamline the development approval process.
7. The lands designated Village Core are considered a high priority as a Community Improvement Project Area.
8. Development in the Village Core designation may be subject to site plan control.

Residential

9. Medium and high-density residential development (36 units/net hectare and above) shall be encouraged, where appropriate and compatible.
10. New low-density residential development (up to 35 units/net hectare) shall only be permitted in mixed-use buildings with street-oriented non-residential development. Otherwise, they shall be directed to the Residential designation. New detached dwellings shall not be permitted.
11. The redevelopment of existing low-density residential uses into non-residential uses is encouraged.
12. In the case of mixed-use buildings, parking for residential uses will be distinctly identified from the parking for commercial uses.

Non-Residential

13. A diverse range of small-scale, non-residential uses shall be encouraged in order to serve the needs of local residents and visitors. These include retail stores, personal service establishments, offices, restaurants, banks, community facilities, parks, and tourist-oriented uses, and shall not include warehouse uses or those that are not consistent with a mixed-use urban environment.
14. The maintenance and improvement of existing commercial buildings shall be encouraged.
15. Non-residential uses may be exempted from off-street parking requirements, although Council may require that cash-in-lieu be paid to the Township of Russell in such cases, in order to establish central public parking lots. Council may waive the cash-in-lieu requirement to promote preservation of architectural aspects of a building or promote restoration of an older building by lowering the redevelopment costs.

Pedestrian and Vehicle Circulation

16. Proper signage and pavement markings shall be provided to clearly identify pedestrian crossings.
17. Adequate parking and off-street loading facilities and services shall be provided.
18. Where off-street parking is required, such parking shall be located to the rear or side of buildings in order to foster a pedestrian-friendly environment, unless the lot characteristics only lend themselves to parking in the front of the building.
19. Parking lots will be conveniently placed, located, and designed in such a manner as to provide safe pedestrian access to public roads and sidewalks or pedestrian corridors, including through the provision of dedicated pedestrian walkways.

Outdoor Amenity Areas

20. Applicants will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential



units through the siting and design of the new building(s); or the use of screening, lighting, landscaping, or other mitigating design measures.

21. Applications to develop residential or mixed-use buildings will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law. These areas may include private amenity areas and communal amenity spaces such as: balconies or terraces, rooftop patios/gardens, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, and yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the Township and implemented through the Zoning By-law and site plan agreement.

Public Art

22. Proponents of prominent developments are encouraged to include site-specific public art.



4.2 RESIDENTIAL

Housing is a fundamental building block for healthy, liveable communities. Providing suitable housing choices to meet people's diverse needs contributes to improving the quality of life of residents.

The Residential land use designation denotes areas that are intended to be primarily developed with a range of low and medium density housing of various types and tenures, which may include detached, semi-detached and duplex dwellings, as well as townhouses. Low-profile apartments shall be limited and only permitted in appropriate locations. The policies outlined below are designed to consolidate existing neighbourhoods and provide for new residential opportunities, including through intensification and redevelopment. Although the majority of housing will be built on land designated Residential, residential uses are also permitted on lands designated Multi-Unit Residential, Village Core and Commercial.

Residential objectives

The objectives of the Residential designation are to:

- Promote a range of housing types and tenures generally limited to low and medium density housing (up to 55 units/net hectare for townhouses, and up to 75 units per net hectare for apartments in Embrun, Russell and Limoges and up to 16 units per net hectare for low density and up to 30 units per net hectare for medium density in Marionville), with opportunities for high density housing in appropriate locations;
- Ensure that residential intensification and redevelopment is compatible with surrounding uses;
- Encourage housing opportunities that are in proximity to work, shopping, and recreation to encourage walking and cycling; and
- Consolidate existing neighbourhoods and promote the development of new neighbourhoods to meet projected needs.

Residential policies for Embrun, Limoges and Russell

POLICIES

Residential Policies for Embrun, Limoges and Russell

1. Permitted uses in the Residential designation shall include a range of housing types to meet the needs of all ages, incomes and life circumstances. Development shall primarily consist of low and medium density housing (up to 55 units/net hectare) including detached, semi-detached, townhouse, duplex, low-profile apartment and stacked townhouse dwellings.
2. Low-profile apartments (up to 75 units/net hectare) shall also be permitted in the Residential designation in accordance with the following criteria:
 - a) Such development must be fronting on Village Major Collector or Village Minor Collector; or
Such developments must be adjacent to a Village Major Collector or Village Minor Collector and must not be more than 100 m, by road, from access to a Village Major or Village Minor Collector
 - b) Such development must not result in traffic congestion on Village Major Collectors, Village Minor Collectors and Village Local Roads. A Transportation Impact Study shall be required to determine the impact on these roads; and
 - c) Such development must not adversely affect the amenities of impact the neighbouring residential areas.



Residential policies for Marionville

3. Permitted uses in the Residential designation shall include a range of housing types to meet the needs of all ages, incomes and life circumstances. Development shall primarily consist of low and medium density housing (up to 30 units/net hectare) including detached, semi-detached, townhouses, duplex low-profile apartment and stacked townhouse dwellings.

Residential policies for all residential designations

4. Where appropriate and compatible, non-residential uses that complement and serve the needs of adjacent residential uses shall be permitted. These may include recreational uses such as community facilities and open space, and local commercial uses such as convenience stores, personal service uses, offices, banks, daycares, and other similar uses. Local commercial uses shall cater to the residents in the immediate area.
5. Local commercial uses must be located on a Village Major Collector or Village Minor Collector road or at the intersection of two Village Local roads, must not exceed 1,500 square metres of gross floor area, must not be detrimental to the well-being of the Village Core area, and must maintain the residential character of the area.
6. Infill on registered lots where services and utilities are available shall be encouraged.
7. Where a draft plan of subdivision is proposed adjacent to a County road and/or a Provincial highway, the layout of the subdivision should be designed such that the lots back onto the Provincial highway and/or County road and front onto a local internal street.

**Residential policies for
Marionville**

**Residential policies for
all residential**



4.3 MULTI-UNIT RESIDENTIAL

Higher density residential development can bring significant benefits to communities. Among other advantages, it can reduce the cost of providing infrastructure and public service facilities, decrease pressure for boundary expansions into agricultural lands and environmental features, provide greater accessibility to jobs and services, contribute to the supply of affordable housing, stimulate better transit service, and generate more vibrant and complete communities.

The Multi-Unit Residential land use designation denotes areas that are intended to be primarily developed with a range of medium to high-density housing (36 units/net hectare and above) of various tenures and densities, primarily in the form of townhouses and low-profile apartment buildings. Low-density housing (up to 35 units/net hectare) and detached dwellings shall not be permitted.

Multi-Unit Residential objectives

The objectives of the Multi-Unit Residential designation are to:

- Promote medium and high density forms of housing (36 units/net hectare and above) in appropriate locations within the Villages;
- Ensure that residential intensification and redevelopment is compatible with surrounding uses; and
- Encourage housing opportunities that are in proximity to work, shopping, and recreation to encourage walking and cycling.

Multi-Unit Residential policies

POLICIES

1. Permitted uses in the Multi-Unit Residential designation shall include a range of housing types to meet the needs of all ages, incomes and life circumstances. Development shall be limited to medium and high-density housing (36 units/net hectare and above) and shall primarily consist of townhouses and low-profile apartment buildings. Other housing forms such as semi-detached, duplex and triplex dwellings shall also be permitted. Detached dwellings shall not be permitted in the Multi-Unit Residential designation.
2. Where appropriate and compatible, non-residential uses that complement and serve the needs of adjacent residential uses shall be permitted. These may include recreational uses such as community facilities and open space, and local commercial uses such as convenience stores, personal service uses, offices, banks, daycares, and other similar uses. Local commercial uses shall cater to the residents in the immediate area.
3. Local commercial uses must be located on a Village Major Collector or Village Minor Collector road or at the intersection of two Village Local roads, must not exceed 1,500 square metres of gross floor area, must not be detrimental to the well-being of the Village Core area, and must maintain the residential character of the area.
4. Infill on registered lots where services and utilities are available shall be encouraged.



4.4 OPEN SPACE

Recreational opportunities contribute to promoting healthy, active communities and a high quality of life. The Open Space designation is intended to restrict most forms of development and provide residents with greenspace and facilities for both passive and active recreation. Open Space areas include parks, forested areas, portions of the Castor River shoreline, portions of the shoreline along existing streams, and the New York Central trail system.

The objectives of the Open Space designation are to:

- Provide a full range of publicly-accessible built and natural settings for recreation; and
- Provide opportunities for public access to shorelines.

Open Space objectives

POLICIES

1. Permitted uses in the Open Space designation include parks, trails, playing fields, picnic areas, camping areas, conservation and forestry uses, as well as more intensive facilities such as community centres, libraries, golf courses, fairgrounds, and arenas. Residential uses accessory to a permitted use shall also be permitted.
2. Some land designated Open Space may be privately owned. When reviewing an application to amend the Official Plan and/or the Zoning By-law in these locations, the Township will consider opportunities to maintain links through the area to minimize the impact of the loss and may consider acquisition of the land.
3. Council shall refer to the Township of Russell Parks and Recreation Master Plan, as amended from time to time, and the policies in Section 3.8 of this Official Plan to assist in its decision-making process with respect to the development, sale or purchase of lands intended for public open space.
4. Privately owned recreational facilities that are assessed by the Council of the Township of Russell as being complementary to Open Space objectives may be permitted in the Open Space designation by amendment to the implementing Zoning By-law. For such exceptions, the zoning may specify the types of uses to be included in any single Open Space area or the Council of the Township of Russell may enter into an agreement with the owner to regulate the type of uses permitted. In general, only those private recreational uses that are predominantly open space in character would be permitted. Facilities which are not predominantly open space in character or which require intensive commercial development are more appropriately located in the Commercial or Village Core designations.
5. Reference must be made to Section 3.8 for additional policies related to parks, leisure areas, and greenspaces.

Open Space policies



4.5 COMMERCIAL

Commercial development is an important component in the promotion of liveable communities. It assists in providing residents with services close to home, in addition to creating local employment opportunities within the Villages.

The intent of the Commercial designation is to allow for a range of commercial uses, including those that may require relatively large parcels of land, large areas of surface parking and access by major roads.

Commercial objectives

The objectives of the Commercial designation are to:

- Ensure a broad range of commercial uses to serve the needs of residents and provide employment opportunities; and
- Encourage commercial uses to locate within established commercial areas, while protecting the viability of the Village Core.

Commercial policies

POLICIES

1. Permitted uses in the Commercial designation include a range of commercial uses that serve the needs of residents and the traveling public, including those that may require large parcels of land, large areas of surface parking and access by major roads. Specific permitted uses may include small and large-scale retail, service commercial uses (bank, convenience store, service station, etc.), restaurants, tourist facilities and other similar uses.
2. Residential units may be permitted above or at the rear of permitted commercial uses, within the principal building.
3. Commercial uses shall be developed in a compact form to maximize use of land and to minimize intrusion into residential areas.
4. Infill and redevelopment of existing buildings shall be encouraged as a means to promote intensification and compact form.
5. New development shall be oriented toward the street where possible.
6. Adequate vehicular and bicycle parking and off-street loading facilities and services shall be provided.
7. Where off-street parking is required, such parking shall generally be located to the rear or side of buildings in order to foster a pedestrian-friendly environment.
8. Parking lots will be conveniently placed and located in such a manner as to provide safe access to public roads and sidewalks or pedestrian corridors. They shall be appropriately buffered and landscaped in order to reduce their micro-climatic and visual impact on the surrounding area.
9. In reviewing applications for new development or redevelopment, particular attention will be given to the visual appearance of the commercial property from the adjacent road.
10. Commercial development within the Villages shall support the vitality of each Village's core. No development shall be allowed which, in the opinion of Council, would act to erode the long-term viability of the Village Core.
11. In the site plan control approval process, particular attention will be placed on appropriate buffering from adjacent non-compatible uses as well as ensuring that there is efficient and immediate access to transportation links. In addition, light spillover on adjacent areas should be minimized.



4.6 BUSINESS PARK

Providing sufficient employment lands within the Villages can assist in promoting economic development in the Township, while allowing many residents to work in proximity to their place of residence.

Although employment-related land uses are permitted throughout many of the designations in this Official Plan, lands designated Business Park are reserved primarily for places of business and economic activity, particularly those requiring fully serviced lands in a business park environment. Due to their nature, it is important to ensure that these uses remain compatible with the surrounding development, in particular residential areas.

The objectives of the Business Park designation are to:

- Accommodate light industrial and office uses in order to promote economic development opportunities within the Villages;
- Accommodate prestigious uses (usually office or combinations of office/clean industrial) with a signature address and a desire to locate among other similar uses; and
- Promote employment opportunities in proximity to established and future residential areas, while ensuring land use compatibility.

Business Park objectives

POLICIES

1. Permitted uses in the Business Park designation include a range of light industrial uses and office uses. These may include manufacturing, processing, warehousing, distribution uses, research and development facilities, and corporate headquarters.
2. Uses that produce odours, fumes and excessive noise shall not be permitted.
3. Outdoor storage may be permitted subject to the Zoning By-law.
4. Limited commercial uses that are minor in scale and fit within the general character of the area may be permitted. However, retail uses shall only be permitted ancillary to and subordinate to the principal use.
5. In reviewing applications for new development or redevelopment, particular attention will be given to the visual appearance of the proposed development from the adjacent road.
6. Proposed developments shall have regard to the urban design policies of Section 3.2, with any necessary adaptations for applicability to business parks. In the course of site plan control approval, particular attention will be placed on appropriate buffering from adjacent non-compatible uses as well as ensuring that there is efficient and immediate access to transportation links. In addition, light spillover on adjacent areas should be minimized.

Business Park policies



4.7 INDUSTRIAL PARK

The Township's Industrial Park has recently experienced significant growth despite the fact that the Industrial Park does not currently have access to municipal water and wastewater services. There is a need to continue to promote economic development and competitiveness by maintaining a sufficient range and choice of suitable sites for employment uses to meet long-term needs.

The Industrial Park designation protects lands so that they remain affordable for employment purposes and can develop without conflict from competing land uses. Although employment-related land uses are permitted throughout the majority of the designations in this Official Plan, lands designated Industrial Park are reserved primarily for places of business and economic activity.

The Industrial Park includes two types:

1. Industrial Park – Serviced: This type of park is intended to serve business and light to medium industrial uses that make relatively intensive use of the land in terms of building development, and that require access to piped water and wastewater infrastructure.
2. Industrial Park – Unserviced: This type of park is intended to serve business and light to medium industrial uses that make relatively extensive use of land, and that do not require access to piped water and wastewater infrastructure.

Industrial Park objectives

The objectives of the Industrial Park designation are to:

- Protect lands for industrial business locations, and thereby provide employment within the Township;
- Provide for business locations for a wide range of light and medium industrial uses in areas suited to their specific needs, and which may be incompatible with other uses;
- Direct industrial growth to appropriate locations where sufficient infrastructure exists or where it is planned for;
- Anticipate and accommodate new economies and businesses based on emerging trends in the industrial sector; and
- Enhance employment opportunities within the Township of Russell.

Industrial Park policies

POLICIES

1. Permitted uses in the Industrial Park designation include employment-generating light and medium industrial and office uses.
2. Specific permitted uses in the Industrial Park – Unserviced area may include manufacturing and processing; warehousing and wholesaling of bulk products; transportation depots; heavy equipment and recreational vehicle sales, and service; automobile and commercial vehicle service centres, service commercial uses ancillary to the above other commercial uses appropriate or compatible with an industrial/commercial mixed use area or business park;
3. Specific permitted uses in the Industrial Park – Serviced area may include, in addition to those permitted in the Industrial Park – Unserviced area, retail uses and retail complexes, service commercial, restaurants and eating establishments, and entertainment facilities
4. Open storage areas may be permitted subject to other policies in this Official Plan, such as but not limited to, compatibility, design guidelines, and compliance with the Township's Zoning By-law. Open storage shall not be visible from adjacent streets or provincial highways.



5. Adequate parking and loading spaces shall be provided for each development. Access points to the parking and loading spaces should be from internal roads rather than major roads.
6. Appropriate buffering shall be provided between adjacent non-compatible uses.
7. Proposed developments shall have regard to the urban design policies of this plan, as well as applicable Urban Design Guidelines and Community Improvement Plans. In particular, proposed developments shall take into consideration the possibility that water and wastewater services may be provided to the Industrial Park in the future.
8. A Well Head Protection Area is located east of the Industrial Park, as identified in the County Official Plan, and may impact development within the Industrial Park designation (see section 6.9 of this Official Plan). Reference to the policies of the County Official Plan must be made.
9. The Township shall monitor the pace of development and regularly review the forecasted employment projections once urban services are in place at the Industrial Park. The Township shall assess and respond to the impacts of servicing on growth in an appropriate manner.
10. Site plan control shall apply to all development in the Industrial Park designation. Particular attention will be placed on:
 - a) The massing and conceptual design of proposed buildings;
 - b) Matters relating to exterior design, including without limitation the character, scale, appearance, and design features of the buildings, and their sustainable design, but only to the extent that it is a matter of exterior design; and
 - c) Appropriate buffering and transportation access.
11. Reference should be made to the County Official Plan for additional policies.



Commercial Park objectives**4.8 COMMERCIAL PARK**

Providing sufficient employment lands within the Township can assist in promoting economic development, while allowing residents to work in proximity to their place of residence.

Lands designated Commercial Park are reserved primarily for retail uses and retail complexes, service commercial, restaurants and eating establishments and entertainment facilities, particularly those requiring fully serviced lands in a commercial park environment.

The Commercial Parks are intended to build on existing nearby clusters of businesses and economic activity to help sustain long-term economic development and employment opportunities within the Township.

The objectives of the Commercial Park designation are to:

- Ensure a broad range of commercial uses to serve the needs of residents and provide employment opportunities; and
- Accommodate retail uses and complexes, service commercial, restaurants, eating establishments and entertainment facilities, such as a multi-purpose recreation and athletic facility.

Commercial Park policies**POLICIES**

1. Permitted uses in the Commercial Park designation include a range of commercial uses that serve the needs of residents and the traveling public, including those that may require large parcels of land, large areas of surface parking and access by major roads. Specific permitted uses may include retail uses and complexes, service commercial, restaurants and eating establishments, and entertainment facilities.
2. Commercial Park uses shall be developed in a compact form to maximize use of land and to minimize intrusion into agricultural areas
3. Adequate vehicular and bicycle parking and off-street loading facilities and services shall be provided.
4. Planning will be undertaken to identify and acquire green spaces required for parks connectivity in the Commercial Parks due to the proximity of these areas to the Village of Embrun, even though they are outside of village boundaries, in order to develop connectivity that would support active transportation.
5. The Commercial Park designation will allow for existing natural features, including the bike path, and the expansion of the trail network in order to support active transportation.
6. Parking lots will be conveniently located in order to provide safe access to public roads, sidewalks and/or pedestrian corridors. They shall be appropriately buffered and landscaped in order to reduce their micro-climatic and visual impact on the surrounding area.
7. Commercial Park development shall support the vitality of each Village's core. No development shall be allowed which, in the opinion of Council, would act to erode the long-term viability of the Village Core.
8. In the course of site plan control approval process, particular attention will be placed on appropriate buffering from adjacent non-compatible uses as well as ensuring that there is efficient and immediate access to transportation links. In addition, light spillover on adjacent areas should be minimized.
9. Uses that produce odours, fumes and excessive noise shall not be permitted.



10. In reviewing applications for new development or redevelopment, particular attention will be given to the visual appearance of the proposed development from the adjacent road and/or shared access.
11. Proposed developments shall have regard to the urban design policies of Section 3.2.
12. Reference should be made to the County Official Plan for additional policies.



Section 5 INFRASTRUCTURE

Land use and infrastructure are strongly inter-related. Land use patterns affect travel options and the performance of transportation systems, while the provision of transportation infrastructure affects residents' decisions about where to live and work. Likewise, the provision of water and wastewater systems shapes development patterns by allowing for a more intense use of the land.

The goal of these policies is to ensure that effective infrastructure and public services facilities are provided in a cost-effective manner which recognizes development priorities and which ensures the protection of the environment.

The Township of Russell Water and Wastewater Master Plan Update (2016, as amended from time to time) and the Township of Russell Transportation Master Plan Update (2016, as amended from time to time) provides more detailed policy guidance and direction with respect to infrastructure and should be referred to in conjunction with this Official Plan.

POLICIES

General

1. Infrastructure and public service facilities shall be provided in a coordinated, efficient, cost-effective, and environmentally sound manner to accommodate projected needs.
2. Infrastructure 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. Reference must be made to the County Official Plan for additional policies regarding asset management.
3. The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure.
4. In order to minimize the cost of services provided by all public agencies, development in the Villages, the Commercial Parks and the Industrial Park should not be permitted where it would contribute to a demand for infrastructure and public service facilities that are uneconomical to provide. Instead, development should be permitted in locations where demands on such services will be minimized, where development will most effectively help pay for existing services, where new services can be provided most economically or where other services are already available or can be readily provided. Such services and facilities include public roads, garbage collection and disposal, fire protection, police protection, education, school busing, parks, and municipal infrastructure. In general, new development should not create an undue financial burden for the Township unless it can be shown that the long-term benefits outweigh the costs.
5. In the case of the Villages, the following services will be required as a condition to the approval of any development proposal if deemed necessary by the Township:
 - a) Storm sewers;
 - b) Sidewalks;
 - c) Street lighting;
 - d) Roads with curbs and/or gutters and with hard surface (asphalt) in accordance with the standards of the Township; and
 - e) Telecommunication networks.



6. It is the intention of Council to ensure that an increase in the need for eligible services and infrastructure may be recoverable through the enactment of a development charge by-law under the *Development Charges Act, 1997* by the Township. Eligible public works and municipal services may be in part or in whole funded through development charges.

5.1 MUNICIPAL SERVICES

The status of municipal servicing varies between the four Villages and the Industrial Park.

- **Embrun** is serviced by municipal water and wastewater, although some portions of the Village are either partially or not serviced.
- **Russell** is serviced by municipal water and wastewater, although some portions of the Village are either partially or not serviced.
- The Nation Municipality is responsible for servicing in **Limoges**, which is serviced by municipal water and wastewater.
- **Marionville** is serviced by municipal water and private septic systems.
- The **Industrial Park** is not currently serviced with municipal water or municipal sanitary sewers.
- The **Commercial Parks** are serviced by municipal water and wastewater, although some portions of the Commercial Parks are either partially or not serviced.

5.1.1 WATER AND WASTEWATER

Water treatment and distribution and sanitary wastewater collection and disposal services are important to the health of communities and the environment.

The Township of Russell Water and Wastewater Master Plan Update (2016, as amended from time to time) identifies several deficiencies with respect to the water system. These include the insufficient water supply in Embrun and insufficient water reserve in Embrun for adequate fire and emergency reserve. Upgrades are also required to the Embrun / Marionville water treatment plant, the distribution system for fire protection within new subdivisions in Embrun and Russell, and several water pipelines that have reached capacity. In 2008, the Township of Russell signed an agreement with the City of Ottawa providing for the extension of the City of Ottawa water system to the Township, specifically to the Villages of Embrun, Russell and Marionville.

For the purposes of servicing, settlement areas in the Township are divided into Full Municipal Serviced Areas, and Unserviceable Areas. Full Municipal Serviced Areas are existing areas that are serviced by municipal water and sewer. Unserviceable Areas cannot be serviced with municipal water and sewer due to technical issues. These areas are identified on Schedules A1 and A2 to this Official Plan.

POLICIES

1. All new development will generally occur on Full Municipal, water and wastewater, Services, with the exception of Marionville where development in Partially Serviced Areas is permitted (water only) and the Industrial Park where development on private services is permitted.
2. Development will not be encouraged where such development would result in, or could lead to, unplanned expansions to existing water and wastewater infrastructures.



3. Development shall generally be directed to areas where water and wastewater services, if available, can reasonably be extended. Development applications on lands that are not currently serviced or currently partially serviced may be refused on the basis that full services will be extended to these lands in the future.
4. Development shall be permitted only where it is confirmed by the Township that there is sufficient reserve capacity in the municipal water and sewer services in accordance with MOECC guidelines and regulations.
5. When development of any type will utilize a private water supply and/or a private wastewater disposal system, compliance with the following policies is required before such development shall be permitted:
 - a) The lot area shall comply with the requirements of the Zoning By-law, the South Nation Conservation Authority's Septic Program, and the MOECC regulations for the type of development proposed and the type of private systems proposed;
 - b) The water source and supply system shall have the capacity to service the proposed development without impairing the supply to existing development, and comply with water quality objectives set out in the Ontario Drinking Water Standards; and
 - c) All private wastewater disposal systems shall be approved by the Township under the provisions of the Ontario Building Code. Hydrogeological and terrain analysis studies will be required for all subdivision developments and for any development with large sewage systems exceeding 4,500 litres/day.
6. In the limited instances where development on private wastewater services is permitted, the Township will encourage the use of alternatives to conventional septic beds for each dwelling. These may include community disposal fields and artificial ponds, which can enable more compact, clustered development.
7. Council may consider the need to expand the public piped systems within the Villages, and may proceed to do so without an amendment to this Official Plan.
8. There are no plans to extend public piped systems into the rural areas, beyond the Village boundaries and Commercial Park designations. Notwithstanding the foregoing, public piped systems may be extended beyond the Villages for specific projects located within the County Official Plan Trade and Industry Policy Areas or Urban Policy Areas approved by the Council of the Township of Russell, including servicing the Industrial Park development or extending services to Limoges from the existing public piped system,. Any other extension of public water and wastewater services requires an amendment to the County Official Plan. Council will explore means to bring public piped systems to the Highway Industrial Park.
9. The developer shall be responsible for all costs related to the introduction or extension of any service required by virtue of these policies and an agreement to this effect shall be signed by the developer prior to final approval of the development.
10. The Township and developers shall be encouraged to minimize water usage as outlined in the policies in Section 6.8.



5.1.1.1 Embrun and Russell

The majority of the land within Embrun and Russell is serviced by municipal water and wastewater.

POLICIES

1. Future development in the Villages of Embrun and Russell will generally occur in Full Municipal Serviced Areas.
2. Council shall consider development applications within the Full Municipal Serviced Areas, provided there is reserve capacity in both municipal systems to service the proposed development.
3. Within Unserviceable Areas, Council may consider development applications which would have the effect of increasing the number of dwelling units (i.e. infilling and/or intensification) without the need for an Official Plan Amendment, subject to the other policies of this Plan and with consideration for site conditions, in the following circumstances:
 - a) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;
 - b) Within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that the development is within the reserve sewage system capacity and reserve water system capacity; and site conditions are suitable for the long-term provision of such services; and
 - c) Where lands cannot be serviced with municipal services due to technical issues or topographical constraints.

In particular, the site conditions must be suitable for the long-term provision of private individual services.

5.1.1.2 Limoges

The allocation of water and wastewater services in Limoges is controlled by The Nation Municipality, which is located to the east of the Township of Russell.

POLICIES

1. Future development in the Village of Limoges will generally occur in Full Municipally Serviced Areas, subject to available capacity in The Nation Municipality.
2. Development in Unserviceable Areas will be discouraged and shall only be allowed in the following circumstances:
 - a) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development.
 - b) Within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that the development is within the reserve sewage system capacity and reserve water system capacity; and site conditions are suitable for the long-term provision of such services; and
 - c) Where lands cannot be serviced with municipal services due to technical issues or topographical constraints.

5.1.1.3 Marionville

Marionville is serviced by municipal water and private wastewater disposal systems in the form of septic systems. It is not expected that municipal wastewater services will be provided to Marionville within the planning period (up to 2036).



POLICIES

1. Future development in the Village of Marionville will occur on the basis of municipal water services only.
2. The continued use of private wastewater disposal systems must be done in a safe and environmentally appropriate manner.
3. Development of five residential units or more on communal wastewater services may be permitted where site conditions are suitable over the long term.

5.1.1.4 Industrial Park

The Industrial Park is not currently serviced by municipal water or sewer.

POLICIES

4. Future development in the Industrial Park will occur on the basis of private services.
5. Notwithstanding the foregoing, public piped systems may be extended to the Industrial Park development. It is the intent of the Township to provide municipal water and wastewater services to lands designated as Industrial Park.

5.1.1.5 Business Park and Commercial Parks

The Business Park and the Commercial Parks are currently serviced by municipal water and sewer.

POLICIES

1. Future development in the Business Park and the Commercial Parks will occur on the basis of full municipal services.

5.1.2 STORMWATER MANAGEMENT

Changes in land use create the need for drainage and stormwater management services. In addition to potentially causing flooding, uncontrolled stormwater runoff can also impair aquatic habitat, increase erosion threats and limit the recreational potential of local rivers and streams. In addition, reducing the need for stormwater management infrastructure at the front end can make homes more affordable and reduce the effect of developments on adjacent ecosystems as well as those further downstream.

Components of the current drainage systems include ditches, storm sewers, culverts, overland flow drainage systems along the road network, and stormwater management ponds.

Current deficiencies noted in the Township of Russell Water and Wastewater Master Plan Update (2016, as amended from time to time) for the stormwater system include incomplete description and inventory of the collection system piping and appurtenances, the lack of maintenance policy for storm sewer collection piping inspections and stormwater ponds, and the lack of policy for implementing stormwater quality/quantity controls.

POLICIES

1. Stormwater management will be required for all new development in accordance with guidelines, which may be developed, by the Ministry of



Natural Resources, the South Nation Conservation Authority or the Township of Russell. Stormwater management may not be required for small-scale developments such as lots created through the consent process or minor developments subject to site plan control where there is no impact on the watershed. Where municipal piped storm sewers are not available, Council may accept roads with open ditches and hard surface (asphalt) in accordance with the standards of the Township.

2. Stormwater management plans for developments located adjacent to or in the vicinity of a provincial highway, where drainage would impact a highway downstream, shall be reviewed and approved by the Ontario Ministry of Transportation (MTO).
3. Stormwater management plans for developments located adjacent to or in the vicinity of a County Road, where drainage would impact a road downstream, shall be reviewed and approved by the United Counties of Prescott and Russell.
4. Stormwater management plans shall be required for some forms of new development, including new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious areas. Through these studies and plans, careful consideration shall also be given to the use of low impact development (LID) practices for stormwater management including the design of impervious surfaces and other factors that impact on stormwater management. Stormwater management facilities and LID practices shall be designed, where possible, to be linked with the natural heritage and open space system.
5. The Township shall encourage alternative approaches to stormwater management that increase stormwater infiltration and/or delay the movement of surface water. These may include:
 - a) The use of more permeable materials such as interlocking pavers, crushed stone, or permeable asphalt and concrete;
 - b) Reduced road widths;
 - c) Rain water harvesting;
 - d) Rain gardens on individual lots; and
 - e) Temporary detention areas such as vegetated swales.
6. The design of stormwater management areas should generally follow the following guidelines:
 - a) Design stormwater management areas with the majority of their frontage onto public roads to make a visible contribution to the neighbourhood;
 - b) The edge of stormwater management areas should be naturalized to deter public access and create wildlife habitats;
 - c) Fencing should only be used in the rare cases where the stormwater areas cannot be naturalized. It should be decorative and complement the natural character of the area; and
 - d) Streetscapes should be designed to have open accessible frontages along stormwater management ponds.
7. The Township will seek to ensure a coordinated approach to stormwater management in order to avoid the development of multiple stormwater management facilities. Development Charges may be used to undertake a Master Stormwater Management Plan, which shall direct stormwater management on an area basis.
8. The Township may develop harmonized, comprehensive Stormwater Management Design Guidelines to address all issues associated with the design, review and construction of stormwater management facilities, including alternative approaches to stormwater management. Issues



such as performance, maintenance, safety, aesthetics, etc., need to be addressed.

9. The Township may develop detailed policies for the implementation of stormwater quantity and quality controls and for maintenance of stormwater management areas.

5.1.3 SOLID WASTE MANAGEMENT

The Township's solid waste management system consists of waste collection and waste diversion services.

POLICIES

1. In cooperation with other agencies, including the Resource Productivity and Recovery Authority (RPRA), the Township will encourage the reduction, reuse, and recycling of waste through programs aimed at educating residents and the commercial, industrial, and institutional sectors.
2. Local businesses, including construction and demolition companies, shall be encouraged to develop safe, cost-effective and innovative ways to deal with waste materials in order to divert waste matter from landfill. In particular, the recycling of waste materials shall be encouraged.
3. The Township will continue to monitor the groundwater, surface water and air quality part of the landfill post-closure program.
4. The Township will develop and regularly update a Solid Waste Management Strategy, which will establish targets for the reduction and diversion from landfill of solid waste and recommend programs and plans for achieving these targets in the most cost-effective manner.

5.2 TRANSPORTATION

The key role of the transportation policies is to ensure that the transportation network within the Township functions in a cost-effective, efficient and safe manner for the movement of people and goods. The transportation system should emphasize both mobility – providing facilities to get people to their destinations – and accessibility – bringing people closer to their destinations and increasing the range of transportation options. The intent of the transportation policies is to address the current and future transportation needs for the Township.

The policies outlined below address key transportation issues that the Township will face over the coming years as it grows, and as the need to move people and goods increases. The findings provide a basis for moving forward with continued development of the transportation system in order to plan for future development and meet the transportation needs of all residents, both now and in the future. More detailed transportation recommendations are provided in the Township of Russell Transportation Master Plan Update (2016, as amended from time to time).

5.2.1 ROADS

The management of the roadway infrastructure in the Township of Russell is shared between the Province of Ontario, the County, and the Township. The County Official Plan establishes a road hierarchy that includes Provincial Highways, Upper Tier Highways (Primary Arteries, Major Collectors and Minor Collectors), and Local Roads (Local Collectors, Local Streets, Private Roads, and Seasonal Roads).

POLICIES

1. Council shall encourage and facilitate the provision of a safe and efficient transportation system, which meets the present and future needs of residents.
2. The schedules of road works in all three jurisdictions – the Province of Ontario, the United Counties of Prescott and Russell, and the Township of Russell – should be coordinated with one another.
3. The reclassification of roads may be necessary in the future to reflect changes in land use patterns or traffic flows. Road improvements, such as widening, reconstruction, realignments, turning lanes, intersection improvements, and other traffic control devices should be made according to a schedule or priorities established by the agencies having jurisdiction over specific roads. In general, priorities should be based on the nature and extent of possible safety hazards and the volume of traffic on the road.
4. Where possible, the schedules of road works for various road improvements (including but not limited to widening, infrastructure provisions and upgrades, utilities provisioning and upgrades) should be coordinated with one another.
5. Council shall seek to implement the findings of the Township of Russell Transportation Master Plan Update (2016, as amended from time to time).

County Road Classification

5.2.1.1 Provincial Highways

A Provincial Highway is intended to carry a high volume of traffic at relatively high speeds and to connect major traffic generators. A portion of Highway



417, the only Provincial Highway in the Township, is located within the Limoges boundaries. Access to this Controlled Access Highway is limited to grade separated interchanges. The Ministry of Transportation (MTO) has jurisdiction over this highway and determines its right-of-way width. MTO may issue permits under the *Public Transportation and Highway Improvement Act* (PTHIA) to regulate development within MTO's control area adjacent to a Provincial Highway, as defined in the *Guidelines for Municipal Official Plan Preparation and Review*. MTO may attach any conditions to such permits that it deems necessary to achieve the intent of the PTHIA. Additionally, any proposed development within MTO's permit control area will be subject to MTO review and approval before municipal entrance, building and land use permits will be issued.

POLICIES

1. Council shall cooperate with the Ministry of Transportation on any matters relating to the Provincial Highway system.
2. Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local internal street.
3. Reference must be made to the County Official Plan for additional policies.

5.2.1.2 Upper-Tier Highways

The County Official Plan distinguishes between three types of Upper-Tier Highways: Primary Artery, Major Collectors and Minor Collectors.

There are no roads designated Primary Artery within the Township. The roads designated Major Collectors are located outside the Village boundaries and generally become Minor Collectors as they enter the Villages.

POLICIES

1. The County shall be consulted and a permit obtained under the County's Entrance By-law prior to any site plan control, plan of subdivision or Zoning By-law amendment for a change of use adjacent to and/or with potential impact to a County Road.
2. Prior to the issuance of any Building Permit, where a lot abuts a County Road, the applicant shall provide the Township with a confirmation from the County that the entrance comply with the County's Entrance By-law, as amended from time to time.
3. Reference must be made to the County Official Plan for additional policies.

5.2.1.3 Local Roads

The County Official Plan identifies four (4) types of Local Roads:

- Local Collectors;
- Local Streets;
- Private Roads; and
- Seasonal Roads.

There are two private roads, Solstice Crescent and Equinox Drive, and no seasonal roads identified within the Villages, the Commercial Parks and the Industrial Park.



Township Road Classification

This Official Plan complements the County Official Plan road classification by providing additional detail regarding the classification of roads and associated policies. The roads are classified according to the function performed, with minimum rights-of-way and standards established for each class of road.

5.2.1.4 Village Major Collector

Village Major Collectors include roads that are designated as Minor Collectors, Local Collectors, and Local Streets in the County Official Plan. In addition to the policies of the County Official Plan for Minor Collectors, Local Collectors and Local Streets, the following policies shall apply to Village Major Collectors. In the case of a conflict between the following policies and the policies of the County Official Plan, the policies of the County Official Plan shall apply.

POLICIES

1. The Township shall cooperate with the County in order to establish and maintain the standards for Village Major Collectors.
2. Direct access to Village Major Collectors will be restricted where alternative access to local roads is feasible.
3. Direct access to Village Major Collectors shall not be permitted where it results in traffic hazards due to limited sight lines on curbs or grades, and shall require an entrance permit from the County.
4. All permitted severances and all development proposals shall be subject to dedicating land to the County if it is determined to be required for future road purposes.
5. The number of local road junctions with Village Major Collectors should be minimized.
6. In areas of new development where heavy traffic volumes are projected, residential lots should be reversed and back onto Village Major Collectors.
7. Although located outside the Village of Embrun boundaries, Route 300 W should eventually be considered a Village Major Collector. The Township will collaborate with the County to limit the number of new entrances along Route 300 W due to its proximity to the northern boundary of Embrun.



Craig Street

5.2.1.5 Village Minor Collector

Village Minor Collectors are all currently Township roads that are designated Local Streets in the County Official Plan. In addition to the policies of the County Official Plan for Local Streets, the following policies shall apply to Village Minor Collectors.

POLICIES

1. Direct access to Village Minor Collectors will be restricted, where alternative access to local roads is feasible.
2. Direct access to Village Minor Collectors will not be permitted where it results in traffic hazards due to limited sight lines.
3. All permitted severances and all development proposals shall be subject to dedicating land to the Township if it is determined to be required for future road purposes.
4. The number of junctions of local roads with minor collector roads should be minimized.
5. Village Minor Collectors shall generally have a minimum right-of-way width of which is the greater of 20 metres or the minimum width as identified in the County Official Plan Schedule D. Reduced right-of-way



St. Jean Baptiste Street



Menard Street

widths may be accepted through the subdivision or condominium review process provided that the right-of-way widths can accommodate all of the required servicing infrastructures for the proposed development and provided that the approval authority is satisfied that the reduced widths will not result in lower quality development.

5.2.1.6 Village Local Road

Generally, the volume of traffic on a Village Local Road will be low and the traffic on the road will have an origin or destination on the route.

POLICIES

1. Minimum right-of-way width shall be 20 metres, subject to width reductions through the plan of subdivision review approval process, as specified in the County OP.
2. Through traffic should be discouraged on local streets.
3. Wherever possible, rights-of-way widths that do not meet the 20-metre standard shall be widened, but only as a function of the traffic flow. In this regard, the Township may widen the intersections only, especially where a widening would impact lots fronting onto the road.

5.2.2 RESERVES FOR FUTURE ROADS

POLICIES

1. The Communities of Embrun, Russell, Marionville and Limoges are all centered on the intersection of two principal roads. At regular intervals along these principal roads, the Township of Russell shall establish and protect reserves for future roads having a minimum right-of-way width of 20 metres for access to interior parcels of land and for the future construction of roads in relation to development on these parcels.
2. Such reserves should be located at intervals of at least 60 metres, but not exceeding 250 metres where no intervening pedestrian access is allowed, or 400 metres if an intermediary pedestrian access is provided between two road reserves.
3. The protection of these reserves or their dedication to the Township may constitute a condition for the approval of severance, a subdivision or any development. Existing reserves shall be protected unless they are no longer deemed to be required.

5.2.3 ROAD WIDENINGS

POLICIES

1. It is the policy of the Township of Russell Council to require road widenings equally on each side of the road, unless the topography or any existing development does not permit this. The maximum dedication, which may be required for a road widening as a condition of site plan approval, shall be 5 metres or the amount necessary to provide the proposed right-of-way width, whichever is less.
2. Where land is required for road widenings, road extensions, road rights-of-way, intersections or improvements, such land shall be obtained by the appropriate agency in the course of approving plans of subdivision, consents for land severances and development or redevelopment applications.
3. Any proposal to widen, extend or improve roads in the Township should take into account the natural attributes of the adjacent lands, including environmental features, which may be on or near the road allowance.

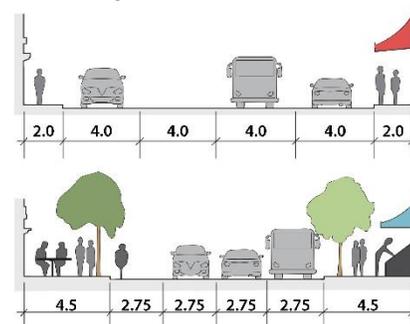
5.2.4 TRAFFIC CALMING

As the Township of Russell's population grows and traffic patterns change, the Township should consider the application of traffic calming measures, and proceed to adopt and implement a traffic calming policy to retrofit roads that warrant traffic calming measures. A traffic calming policy will help the Township manage traffic infiltration, reduce vehicle speeds and improve road safety for all users.

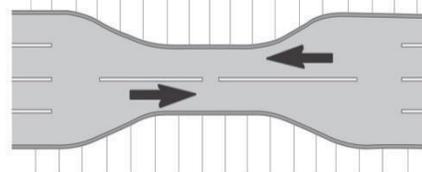
Potential traffic calming measures include the following:

- **Narrowing Roads** – this measure takes away width from the street to provide additional facilities for non-motor vehicle uses, and can help improve the pedestrian/cycling environment and reduce vehicle speeds. Traditional traffic engineering calls for 3.5 to 4-metre lanes, citing “traffic safety” standards but newer evidence shows that lanes as narrow as 2.75 metres can still be safe for driving.
- **Pinch Points** – this measure involves curb build-outs on opposite sides of the roadway to narrow the carriageway to just allow two vehicles to pass or more commonly, to allow single vehicle flow only. This measure can improve the pedestrian environment by shortening crossing distances and reducing vehicle speeds at intersections. Pinch-points which allow two-way traffic flow vary in effectiveness, depending upon the degree of narrowing and traffic flows.
- **Speed Beacons** – this measure consists of lightweight vertical signs mounted on a flexible base and installed in a way that visually narrows the roadway lane. They can be implemented along residential collector roads and near recreational facilities and schools to reduce vehicle speeds by 5 to 20 km/h.
- **Speed Humps** – this measure consists of raised areas of roadways, which deflect both the wheels and frame of a traversing vehicle, causing discomfort for vehicle occupants traveling at speeds higher than the design speed. In many cases, the design speed is determined by the dimensions of the speed humps and the spacing in between. Typically, local street speed humps are 4 metres in length and 80 mm in height, whereas collector street speed humps can be 7 metres in length and 80 mm in height. They are typically implemented along local and collector residential streets with a posted speed limit of 50 km/hour or less at all traffic volumes.

Narrowing Roads



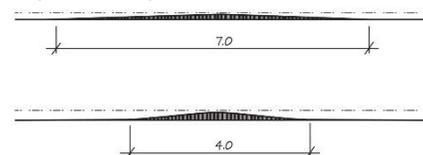
Pinch Points



Speed Beacons



Speed Humps



POLICIES

1. The Township may adopt and implement a traffic calming policy to retrofit roads that warrant traffic calming measures. Particular areas of concern include those in proximity to schools and within the Village Core designation.
2. When developing policy for traffic calming measures, the Township should adhere to the guidelines set by relevant associations and agencies, such as the Transportation Association of Canada (TAC), the Institute of Transportation Engineers (ITE) or the Ontario Ministry of Transportation.

3. Traffic calming measures may be required in the context of site plan or plan of subdivision applications.

5.2.5 TRANSIT

The Township supports a number of system connections throughout the urban areas of the Township, and to the City of Ottawa. These connections include service provided by 417 Bus Lines, an OC Transpo rural partner company. The transit stops associated with these routes are illustrated on Schedule B of the Official Plan.

POLICIES

1. The Township shall work with the County, 417 Bus Lines and OC Transpo to continue to promote the use of transit for both commuters and infrequent users.

5.2.6 ACTIVE TRANSPORTATION

Active transportation consists of any form of human-powered transportation. Walking and cycling are the most common forms of active transportation, and provide significant opportunities to connect Villages, in addition to environmental, transportation, health and economic benefits. Municipalities across North America are implementing initiatives to promote and encourage walking and cycling as feasible alternatives to the private automobile for short-distance trips as a method of promoting a more active and healthy lifestyle. However, it will take more than providing sidewalks and pathways to support walking, cycling and transit use. A logical network must be created that connects origins and destinations along direct, well-marked routes.

POLICIES

1. The Township of Russell shall seek to develop and adopt an Active Transportation Plan, building upon the active transportation network concept illustrated on Schedule B. The active transportation plan should document route selection principles, facility types, and outline an implementation schedule, including identifying route priorities.
2. Council shall promote the integration of the Township's recreational trails, including the New York Central Trail.
3. To promote increased transit usage, proponents of development or redevelopment within 600 metres of a transit stop shall:
 - a) Ensure that convenient and direct pedestrian access between the proposed development and the transit stop is provided or maintained; that transit stops are integrated into the development; and that in such cases, extended hours of public access through any buildings and quality linkages from transit stops and building entrances to nearby streets and sidewalks are provided;
 - b) Locate any proposed high-density residential development close to transit stops;
 - c) Provide a pedestrian-friendly and, where possible, weather-protected environment between the access points of the transit stop and the principal entrances to adjacent buildings;
 - d) Minimize walking distances from buildings to transit stops;
 - e) Provide adequate, secure and visible bicycle parking at transit stops.
4. The Township will require a transportation impact study to be submitted where the Township determines that the development may have an impact on the transportation network in the surrounding area. The scope of the study will vary depending on the nature of the development. Such



a study will generally not be required for minor infill development in areas where the road network is fully established. Such a study will generally:

- a) For the lands to be developed and the surrounding community, identify the required road, parking, transit, pedestrian, and cycling facilities necessary to support the proposed development, referencing the required timing or staging. It will also identify and address potential impacts on the local neighbourhood that would occur as a consequence of these required facilities;
- b) Determine the method and means by which the development, as well as adjacent areas, can be efficiently and effectively serviced by transit;
- c) Utilize the policies of this Plan as well as any applicable Township design guidelines and/or practices when developing recommended modifications to transportation infrastructure;
- d) Assess the impact of development traffic on the capacity of adjacent and nearby roads, accounting for the anticipated growth in levels of background traffic;
- e) Consider the influence of anticipated future development in the surrounding area, as well as any planned infrastructure modifications.



5.2.7 CYCLING FACILITIES

Currently, the primary cycling facility in the Township of Russell is the major cycling/pedestrian path on the former New York Central railway corridor – the New York Central Trail – running east west between the communities of Russell and Embrun, as illustrated on Schedule B.

The widening of the pavement along County Road 3 along Embrun's eastern limit is not considered a designated bicycle lane because it accommodates parking for vehicles.

POLICIES

1. Council shall encourage the use of bicycles for commuting and recreational uses.
2. Bicycle access shall be maximized through the subdivision and site plan control approval process.
3. The development of additional bicycle facilities along collector roads should be encouraged where such facilities can be incorporated into road reconstruction activities and are identified as discontinuous between recreational trails. In particular, paved shoulders should be incorporated into existing roads as a component of reconstruction whenever possible, and should provide connections to existing cycling paths and routes.
4. The Township will work to build upon the existing recreational trails to accommodate both on and off-road facilities for cyclists through each of the communities. Cycling facilities will be developed as opportunities and resources are made available to accommodate all user groups, ages and abilities. The facilities will ensure increased connectivity and movement throughout the Township by implementing facilities that connect the urban and rural communities as well as to surrounding municipalities, such as the City of Ottawa. Facilities will be illuminated and designed according to CPTED principles wherever possible. An active transportation network consisting of on and off-road County and Township trails is illustrated Schedule B. Development of an active transportation network will not be limited to those trails shown on sidewalk
5. Schedule B and should consider the cycling master plan.





6. Where possible, the Township will develop cycling facilities which will require the provision of the following facilities:
 - a) On-road facilities, typically on collector roads within the Villages, which may be separated from general traffic by bollards or other physical barriers; and
 - b) Off-road facilities to be connected to the existing recreational trails of the County.

5.2.8 WALKING

A safe and convenient pedestrian environment is important to promote and encourage walking, thereby generating environmental, health, and community benefits. There is currently no policy in place to address the implementation of sidewalks throughout the communities of the Township, although there are a number of existing sidewalks, which have been developed along some of the major roadways.

POLICIES

1. A safe and convenient pedestrian environment shall be provided by ensuring good pedestrian linkages and movements and considering the needs of persons with disabilities and special needs.
2. Pedestrian access shall be maximized through the subdivision and site plan approval process.
3. The Township shall ensure that new developments are linked to the existing or planned network of public sidewalks and recreational pathways, which connect parks and other open spaces, and community services and facilities.
4. The Township will develop a trails hierarchy within which new and existing trails can be identified.
5. The Township will explore possibilities for the expansion of the New York Central Fitness Trail to the northwest of the Village of Russell.
6. The Township may establish a Pedestrian Walkway Plan which outlines areas where walkways exist and where they should be created within an overall network. Such a plan shall encourage pedestrian interconnections between home, schools, recreational areas, and shopping areas. Consideration will be given to the possibility of developing trails and pathways along the side of higher-traffic roads.
7. Where possible on new and reconstructed roads, the Township will require the provision of sidewalks as follows:
 - a) On both sides of Village Major Collectors;
 - b) On one side of Village Minor Collectors;
 - c) On Village Local Roads in the urban area, were Council consider appropriate, new development or redevelopment would be expected to provide sidewalk or multi-use pathway constructed to appropriate standards. The location, size and nature of the development will determined whether sidewalks are needed on both sides or one side of the street. In some cases, sidewalks may not be required on Local Roads.
8. The Township shall ensure that sidewalks are made of smooth, well-drained walking surfaces of contrasting materials or treatments to differentiate the pedestrian areas from vehicle areas and provide marked pedestrian crosswalks at intersections. In addition, sidewalks and open space areas will be easily accessible through such features as gradual grade transitions, and depressed curbs at street corners.



5.2.9 TRANSPORTATION DEMAND MANAGEMENT

In addition to managing the supply of transportation services (active transportation, transit, etc.) as described above, the Township can also take steps to manage demand. Transportation Demand Management (TDM) is the application of policies, programs, services and products to influence how people travel. The goal of TDM is generally to reduce peak period single occupant vehicle trips and thereby reduce traffic congestion and its associated costs and environmental effects. TDM initiatives would complement the Township's efforts to integrate multi-modal transportation choices as well as transportation infrastructure and services, which support the population and future growth.

POLICIES

1. TDM initiatives that the Township of Russell may consider in the future to manage demand, and that should be examined in more detail as part of a future update to the Transportation Master Plan include:
 - a) Coordinating or facilitating the creation of a Transportation Management Association (TMA) – TMAs work with local businesses, organizations and residents to encourage people to make more sustainable transportation choices.
 - b) Parking Management – The management of parking has a significant impact on the choice to drive alone instead of carpooling, taking transit, walking or cycling. Ample free parking encourages people to drive alone. Managed parking, where users are made aware of the costs associated with providing parking, encourages people to consider alternatives.
 - c) Promoting Alternative Travel Modes – Traffic congestion can be mitigated by encouraging people to use travel modes other than a single occupant vehicle, including ridesharing, transit, walking and cycling. The Township, through education and marketing, can encourage residents and visitors to use these alternative modes more often, for example by highlighting the health, environmental and financial benefits of alternative modes.
 - d) Coordinating with the City of Ottawa and County to expand upon existing TDM initiatives in place – Currently, the City of Ottawa has developed a number of TDM initiatives including the “Rack and Roll” program, targeting the integration of bike racks onto buses, as well as the implementation of park and ride lots. These TDM initiatives should be encouraged to enhance transit and carpooling for the commuters and recreational users in the Villages.

5.2.10 DEVELOPMENT AND REDEVELOPMENT ADJACENT TO RAILWAY / TRANSPORTATION CORRIDORS

Rail infrastructure in the Township plays a critical role in moving people and goods efficiently and promoting long-term economic growth. There is a need to maintain the capacity and viability of rail corridors and facilities within the Township, and to identify and support infrastructure improvements such as grade separations.

Transportation corridors are linear tracts of land used for the movement of travelers and goods. This plan protects these corridors for the long term. Development that may preclude or negatively affect the use of the corridor for its intended purpose shall not be permitted.



New development proposed on lands adjacent to existing or planned transportation corridors and transportation facilities shall be compatible with, and supportive of, the long-term purposes of the corridor. The design of new development shall avoid, mitigate, or minimize negative impacts on and from the corridor and transportation facilities.

Where required, noise studies shall be prepared by qualified individuals according to the MOECC Noise Assessment Guidelines.

Development along the railway corridor and near rail yards should be limited to industrial and commercial uses. Where planning approvals are required to allow for development or redevelopment near a railway corridor or rail yard, consideration shall be given to the impacts of noise and vibration.

POLICIES

1. Reference must be made to the County Official Plan for policies concerning railway properties.
2. Except for limited infilling on existing lots of record, new residential development and other sensitive land uses shall not be permitted within 300 m of a rail yard.
3. Notwithstanding the above, where a planning approval is required (except for a comprehensive Zoning By-law update or consolidation, or a minor variance) limited residential development of a restrictive infill nature may be permitted. In these cases, completion of a site-specific study to the satisfaction of Council is required in consultation with Via Rail to identify potential negative impacts on the long-term function of the rail yard and prevent or mitigate adverse effects and minimize risk to public health. The study shall be completed to the satisfaction of Council, in accordance with applicable policies and guidelines, including the MOECC "Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation" and land use compatibility guidelines. The study must include provisions for appropriate noise mitigation measures.
4. Applications for planning approvals to allow for residential or other sensitive land uses between 300 and 1000 m of a rail yard, or within 300 m of a railway corridor shall be accompanied by a noise study, to the satisfaction of Council in consultation with Via Rail demonstrating that applicable provincial policies and guidelines with respect to noise and land use compatibility have been addressed. Such applications shall be permitted only where Council is satisfied that appropriate noise mitigation measures will be implemented at the time of development.
5. Where development is proposed within 75 m of a rail yard or railway corridor, submission of a vibration study, prepared to the satisfaction of Council in consultation with Via Rail and addressing the potential impacts of vibration and recommended mitigation measures, may be required. Where potential adverse impacts are identified, appropriate mitigation measures shall be implemented at the time of development.
6. Appropriate safety measures, such as setbacks, berms and security fencing, shall be provided in association with all development proposals adjacent to rail yards or railway corridors, to the satisfaction of the Township in consultation with the rail companies.
7. Notwithstanding any other policy in this Plan, the Township, in consultation with Via Rail may undertake a comprehensive study to determine appropriate noise mitigation measures to be incorporated into new development proposed in close proximity to rail yards or rail corridors. Any such study shall be updated on a regular basis to reflect current rail operating conditions.



5.3 UTILITIES

Ensuring the adequate provision of utilities is an important consideration within the Township. Utilities include electricity, gas, television or communications/ telecommunications that is provided by a regulated company or government agency.

POLICIES

1. The Township shall ensure that adequate utility networks are, or will be, established to serve anticipated development and that these networks can be phased in a manner that is cost-effective and efficient.
2. The Township shall promote all utilities, including telecommunications, to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption.
3. The Township shall confirm that utility and telecommunication providers are able to provide services to support proposed developments and that appropriate locations for large utility equipment and utility cluster sites have been determined.
4. To the extent feasible, utilities shall generally be located underground. This policy applies in particular in cases where previous phases of the subdivision have located utilities underground.
5. Public utilities, as a public use, are a generally permitted use in any designation as per section 3.3.



Section 6 NATURAL HERITAGE

6.1 NATURAL HERITAGE FEATURES

Natural heritage features and areas refer to features and areas that are important for their environmental and social values as a legacy of the natural landscapes of an area. They include:

- Significant wetlands and coastal wetlands;
- Fish habitat;
- Significant woodlands south and east of the Canadian Shield;
- Significant valley lands south and east of the Canadian Shield;
- Significant habitat of endangered species and threatened species;
- Significant wildlife habitat; and
- Significant areas of natural and scientific interest.

These features form part of an overall natural heritage system, linked by natural corridors, which is important for maintaining natural functions including biodiversity, stormwater management and groundwater recharge.

The County Official Plan sets out policies for the conservation and protection of natural heritage features and areas from negative impacts of development. These include a prohibition on certain types of developments, setback requirements, Environmental Impact Statement Study requirements, and/or best management policies. Any development application shall be reviewed in accordance with the natural heritage system identified in the County Official Plan.

POLICIES

1. The diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems should be restored, maintained and improved where possible. Activities promoting connectivity of natural heritage systems should recognize linkages among natural heritage, surface water, and ground water features.
2. Reference must be made to the County Official Plan for policies and development restrictions related to natural heritage features and areas. In particular, consultation and approval by the South Nation Conservation Authority may be required prior to development on or in proximity to natural heritage features and areas.

6.2 FORESTED AREAS

Forested areas that are not deemed 'significant' are not subject to the development restrictions applicable to natural heritage features and areas. However, they nonetheless constitute important elements of the Villages' landscape and natural setting. Forested areas have both natural and human values; in particular, they:

- Help to moderate climate, as temperature and moisture are influenced by respiration of trees and shrubs and by their shading;
- Provide oxygen to the atmosphere while reducing carbon dioxide, via photosynthesis;
- Clean air pollutants;
- Prevent soil erosion and stabilize slopes;
- Help to maintain good surface water quality;
- Provide habitat for a diverse range of species;
- Retain water and may recharge ground water;



- Provide recreational activities such as wildlife observation and hiking; and
- Contribute to the beauty and visual diversity of the urban and rural landscape.

The following land use policies shall apply to forested areas, in addition to the policies of the applicable land use designation.

POLICIES

1. To the extent possible, new developments shall locate parks and greenspace to integrate and coincide with existing forested areas.
2. Council may enact a Tree Cutting By-law to protect forested areas.

6.3 TREES AND CANOPIES

Street trees and canopies provide many benefits including natural habitat opportunities, reduced heating and cooling costs, reduced noise levels, increased property values, and aesthetic benefits. It is the intent of Council to protect and preserve existing street trees and in particular, those trees identified as heritage trees.

POLICIES

1. Council may enact more restrictive regulations under the *Municipal Act* to protect the Township's urban trees and will ensure that proposed development is reviewed to provide for the preservation and protection, wherever possible, of street trees and canopies.
2. Tree preservation shall be encouraged through the site plan and subdivision process.
3. Reference must be made to the design guidelines of Section 3.2.2 related to street trees.
4. A tree planting program, as, as pre section 2.2 (1), should be developed to maintain or increase tree cover within the Township.

6.4 WILDLAND FIRE HAZARDS

Certain lands within the Township have been identified as areas of greater risk due to the presence of hazardous forest types for wildland fire. These areas are illustrated on Appendix 1 to the County Official Plan.

POLICIES

1. Development shall generally be directed to areas outside lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
2. Reference must be made to the County Official Plan for additional policies.

6.5 CASTOR RIVER CORRIDOR

Embrun and Russell benefit from the presence of the Castor River, which has significantly contributed to the communities' histories and settlement patterns while providing a beautiful setting and various recreational opportunities. However, due to development along the Castor River, opportunities for public access to the waterfront are decreasing.

The river corridor policies seek to encourage the preservation of shoreline areas in order to enhance the recreational and economic benefits that can be derived from public access and the preservation of natural shoreline states.





The following land use policies shall apply to the shoreline of the Castor River, East Castor River, or other significant waterways, in addition to the policies of the applicable land use designation. Within the policies below, references to the Castor River shall also include the East Castor River and other significant waterways.

POLICIES

1. Where development is proposed which would require shoreline alterations, a permit under the Ministry of Natural Resources *Public Lands Act* and/or approval under Ontario Regulation 170/06 administered through South Nation Conservation may be required.
2. Setbacks from various hazard areas such as floodplains and unstable slopes may be required as set out in Section 8.1, while setbacks from fish habitat may also be required as set out in Section 6.1. Reference shall be made to the County Official Plan for policies related to hazard areas and other required setbacks that may be applicable along the Castor River.
3. When reviewing development proposals for land abutting the shoreline, Council may require that lands be dedicated for public purposes, which will preserve public access to the Castor River and where possible shall ensure that such lands be accessible from a public road, and/or a trail that is accessible and barrier-free.
4. Opened and unopened road allowances and public rights-of-way which lead to shoreline areas will be protected in order to preserve the potential for future public access.
5. When reviewing subdivision, consent and site plan applications the Township shall consider the impacts of the development on the visual access to the Castor River and ensure that the appearance of the development, when viewed from the Castor River, complements the natural setting. New development along the waterfront shall also be designed to minimize any loss of river views from adjacent properties.
6. Where development proposes shoreline alterations, a development permit may be required from the federal Department of Fisheries and Oceans or its delegate.
7. Council may enact a Tree Cutting By-law and or Site Alteration By-law to control or prevent the degradation of shoreline areas, which could be caused by the removal of vegetation or the disturbance of native soils.

6.6 ADJACENT LANDS

The 2014 Provincial Policy Statement 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 approaches that 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 table below:

Natural Heritage Area or Feature	Extent of Adjacent Lands
Provincially Significant Wetland	120 metres
Significant Wildlife Habitat	120 metres
Fish Habitat	120 metres
Provincially Significant Areas of Natural and Scientific Interest – Life Science	120 metres
Provincially Significant Areas of Natural and Scientific Interest – Earth Science	50 metres

POLICIES

1. No development or site alteration will 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 Statement (EIS) prepared in accordance with the Environmental Impact Statement Section of the County Official Plan that there will be no negative impact on the natural features or their ecological functions.

6.7 WATER

Water quality and quantity are addressed from a number of perspectives in this Official Plan, including through the Castor River policies, the protection of natural heritage features such as fish habitat, and the infrastructure policies. The County Official Plan includes further policies with respect to groundwater protection and enhancement and groundwater recharge areas.

POLICIES

1. New developments shall be encouraged to minimize water use and, where feasible, to provide for the conservation of building materials through reuse, recycling and renovation.
2. The Township shall seek to protect, improve and/or restore the quantity and quality of groundwater and surface water through its planning approval processes.
3. The Township shall promote efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality. In particular, all buildings shall be encouraged to use water saving devices including low-flush toilets, low-flow showerheads, and faucet aerators in order to reduce water use.

6.8 SOURCE WATER PROTECTION

The Raisin-South Nation Source Protection Plan, which is intended to protect the quality of the rivers, lakes and underground water sources that supply municipal drinking water systems in the Raisin and South Nation watersheds, took effect on April 1, 2015. The plan identifies risks to local water sources and sets out policies to manage, reduce or eliminate these risks. It sets out



Wellhead Protection Areas (WPAs) and Intake Protection Zones (IPZs) surrounding vulnerable drinking water sources. These are shown as environmental constraints on Schedule C in the County's Official Plan.

POLICIES

1. All development within the Township, particularly in the Industrial Park, shall be directed to areas where it will not pose a threat to drinking water, in accordance with the Raisin-South Nation Source Protection Plan.
2. Reference must be made to the County Official Plan for additional policies.

6.9 CLIMATE CHANGE

Climate change can be defined as a long-term change in average weather conditions, including temperature, wind patterns and precipitation, primarily due to increases in greenhouse gas emissions related to human activities. It may involve, for example, increased frequency and severity of extreme weather events, as well as erratic weather patterns. Climate change is highly complex and dynamic, and the timing, nature and severity of its impacts on communities are difficult to predict and will vary locally and regionally. However, scientific research and analysis suggest that communities will need to adjust to the effects of climate change in one way or another, despite our best efforts at reducing our greenhouse gas emissions in the future.

Several policies in this Official Plan may directly or indirectly contribute to reducing the Township's overall impact in terms of greenhouse gas emissions. These include a focus on increased energy efficiency, support for alternative means of transportation, and the promotion of mixed-use communities. However, a broader approach is required in order to:

- Establish more comprehensive mitigation strategies; and
- Establish adaptation strategies to cope with the expected effects of climate change over the planning period.

POLICIES

1. In collaboration with agencies such as Natural Resources Canada and Health Canada, as well as the County, the Township may develop a Climate Change Mitigation and Adaptation Plan that outlines:
 - a) Mitigation strategies to reduce the Township's contribution to climate change; and
 - b) Adaptation strategies to assist the Township in coping with the effects of climate change on its communities.

6.10 ENERGY

6.10.1 GENERAL

The Township of Russell recognizes the importance of supporting policies aimed at reducing energy consumption and reliance on carbon-based fuels in order to develop greener, healthier communities and a culture of conservation.

The following two principles guide the energy policies:

- Energy efficiency; and
- Energy diversity

Energy efficiency refers to promoting energy efficient urban and building designs, appliances, and modes of transportation, while energy diversity



refers to promoting the development and use of alternative and renewable energy systems.

POLICIES

1. Buildings should be oriented in such a way as to maximize passive solar energy gain.
2. New developments shall consider the use of green building technologies and rating systems, such as Leadership in Energy and Environmental Design (LEED).
3. Land use patterns should support the use of alternative modes of transportation.
4. Development should reduce hard surfaces and maximize site permeability.
5. The Township shall promote landscaping and tree planting programs that help moderate summer and winter micro-climatic conditions.
6. The Township shall promote alternative and renewable energy systems as accessory and standalone uses.
7. New development should be designed to accommodate more affordable alternative energy and renewable energy technologies in the future.

6.10.2 ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS

Various forms of alternative energy systems and renewable energy systems can generate thermal and electrical power on a site-specific basis or as part of a more expansive utility grid system, thereby providing environmental, social and economic benefits.

POLICIES

1. Alternative and/or renewable energy systems shall be permitted in all land use designations within the County, subject to the development and use of alternative and/or renewable energy systems being in accordance with Federal and Provincial requirements, including appropriate separation distances to address land use compatibility.
2. A renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project, as defined in subsection 1 (1) of the *Planning Act* is exempt from the provisions of the *Planning Act* except as set out in subsection 62.0.2 of the Act. Council will encourage a consultative process in the installation of renewable energy systems. Development of renewable energy systems will be encouraged to consider safe access to a lot, setbacks that are consistent with zoning standards, adequate lot size, access to and conservation of other natural resources (i.e. agricultural land, minerals, mineral aggregates and natural heritage features and areas) and compatibility with surrounding land uses in accordance with Section 3.2.3 of this Plan.
3. The Township will review and provide comments to the Province with respect to servicing, infrastructure, or any other matter related to a proposed renewable energy project for which a provincial Renewable Energy Approval is required as per any regulation adopted under the *Green Energy and Economy Act, 2009*.
4. When the Township has approval authority for a project, the proponent must demonstrate that:
 - a) The proposed energy generation system is compatible in accordance with Section 3.2.3 of this Plan;



- b) Systems are sited in a manner that minimizes visual impacts and are compatible to other uses that may already be established on the site, in addition to the surrounding neighbourhood and landscape character. This will be achieved through siting, architectural design, and landscape and buffer treatment.



Section 7 CULTURAL HERITAGE

Cultural heritage includes built heritage resources, cultural heritage landscapes, archaeological resources and other cultural heritage resources. Built heritage resources may include significant buildings, structures, and monuments associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. Cultural heritage landscapes refer to groupings of individual heritage features that form a significant type of heritage form and may include villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways and industrial complexes of cultural heritage value. Archaeological resources may include known archaeological sites and areas of archaeological potential.

Cultural heritage plays a role in defining the uniqueness of the Township of Russell and creating a distinct sense of place. It also contributes to the character, civic pride, tourism potential, and historical appreciation of the community.

POLICIES

1. Significant built heritage resources and significant cultural heritage landscapes shall be conserved and protected.
2. The Township shall identify potential significant built heritage resources and significant cultural heritage landscapes that should be subject to further protection.
3. The Township shall undertake a study to identify significant built heritage resources and significant cultural heritage landscapes.
4. The Township shall undertake a study regarding the potential for designation under Part V of the OHA for a Heritage Conservation District for the area bounded by Concession Street to the east, the Castor River to the south and west, and the back of properties fronting onto the north side of Caster Street to the north, as identified during the Russell Township Preliminary Heritage Evaluations (2015).
5. Development and site alteration may be permitted on lands adjacent to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
6. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
7. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
8. Reference shall be made to the County Official Plan for additional heritage policies.



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Section 8 HEALTH AND SAFETY

8.1 HAZARD AREAS

Environmental conditions occasionally represent significant constraints to the development of land such that there can exist a significant threat to people's health and safety. Examples include the existence of floodplains, unstable slopes, contamination from previous uses, or noise concerns from surrounding uses. It is important to ensure that only suitable development, which does not pose a danger to public safety or health or result in property or environmental damage, is permitted in areas subject to such development constraints.

The County Official Plan identifies hazardous areas and sets out policies with respect to:

- Areas subject to floods and erosion;
- Unstable slopes, unstable bedrock and organic soils;
- Potential retrogressive landslide areas;
- Contaminated sites; and
- Other health and safety concerns (abandoned pits and quarries, noise and vibration, incompatible land uses).

These policies include development restrictions and outline studies that may be necessary prior to development on such lands.

Within the Villages, Commercial Parks and the Industrial Park, the identified hazard areas consist of floodplains and unstable slopes, which are illustrated on Schedules A1 to A5. There may also be other health and safety concerns associated with contaminated sites, noise, vibration, and incompatible land uses.

POLICIES

1. Reference shall be made to the County Official Plan for policies related to hazard areas.



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Section 9 IMPLEMENTATION

9.1 INTRODUCTION

This section intends to supplement the policies in the County Official Plan. Reference to the County Official Plan must be made with respect to additional implementation policies, including those related to the following matters:

- Extensions or enlargements under Section 34(10) of the *Planning Act*.
- Minor variances or permissions;
- Lots of record;
- Plans of subdivision;
- Consents;
- Development criteria;
- Safety and security criteria;
- Cash-in-lieu of parking;
- Parkland dedication;
- Cash-in-lieu of parkland;
- Holding provisions;
- Temporary use by-laws;
- Interim control by-laws;
- Maintenance and occupancy standards; and
- Building permits.

9.2 GENERAL

POLICIES

1. The policies of this Official Plan shall be implemented by the Township of Russell through the power conferred upon it by the *Planning Act*, R.S.O. 1990, the *Municipal Act*, 2001, the *Development Charges Act*, 1997, the *Building Code Act*, R.S.O. 1992, as amended, and any other applicable statutes of the Province of Ontario.
2. The decisions of the Township Council shall be consistent with the Provincial Policy Statement and in conformity to the relevant policies of this Official Plan, as well as the relevant policies of the County Official Plan.
3. Pursuant to Section 24(1) of the *Planning Act*, R.S.O. 1990, no public work shall be undertaken and no by-law shall be passed by the Township for any purpose that does not conform to the intent and policies of this Official Plan.
4. Township Council may acquire, hold, or dispose of land for the purposes of implementing any policies of this Official Plan subject to the provisions of the *Planning Act*, the *Municipal Act*, and any other applicable statutes of the Province of Ontario.
5. All forms of development agreements regarding subdivisions, consents, condominiums, variances and site plans are required to conform to the policies of this Official Plan and the County Official Plan.



9.3 DEVELOPMENT CONTROL

As land development is the key source of growth and change in a municipality, the Township will influence the nature and pace of land development by reviewing development applications and approving only those projects that respect the principles expressed in the Official Plan.

The development application review process also provides an opportunity for various agencies within the municipal administration to address their concerns by discussing and commenting on specific land development proposals. In addition, the review process involves community stakeholders and the general public, who are invited to participate in community meetings or other consultation processes in order to bring their views concerning development applications to the Township's attention.

As a result of this review process, a wide range of issues concerning the development are raised with the person putting forward the proposal (the proponent) and decisions are made as to the changes that will be made to the proposal in order to address the policies of the Official Plan and make the project acceptable to Council. In many cases, the proponent will be required to undertake (and fund) studies designed to identify the likely impacts of the project on the social and natural environment.

The various policies, studies and assessments that the Township requires are addressed as part of its review of development applications as described in this section. These requirements apply to a range of applications, generally those made under the provisions of the *Planning Act*.

9.3.1 GENERAL

POLICIES

1. This Official Plan shall be implemented by the powers conferred upon the Township of Russell by the *Planning Act*, the *Municipal Act*, and such other statutes as may be applicable, and in accordance with the applicable policies of the County Official Plan. In particular, the implementation of this Official Plan will be carried out by the appropriate Council through the following measures:
 - a) By the enactment and administration of implementing by-laws pursuant to the Planning Act, including Zoning By-laws, Site Plan Control By-laws, Subdivision and Part-Lot Control By-laws, Parkland Conveyance by-laws and Property Maintenance and Occupancy By-laws;
 - b) By the enactment and administration of By-laws pursuant to the Municipal Act or other Acts;
 - c) By the construction of public works in accordance with a Capital Works Program;
 - d) By the acquisition of land;
 - e) By amendments to the Official Plan and to the implementing by-laws;
 - f) By the Committee of Adjustment
 - g) By periodic reviews of this Official Plan every ten (10) years and then every five (5) years thereafter, or according to the *Planning Act*, as amended.



9.3.2 PRE-CONSULTATION

POLICIES

1. Applicants are required to consult with the Township Review Team prior to submitting a site plan application, as per the site plan control by-law. Among other matters, this pre-consultation meeting will assist in confirming required studies as per Section 9.3.6.
2. Applicants are encouraged to consult with the Township Review Team prior to submitting a plan of subdivision application. Among other matters, this pre-consultation meeting will assist in confirming required studies as per Section 9.3.6.
3. Applicants are encouraged to consult with Township staff prior to submitting an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Part Lot Control or Severance application. Among other matters, this consultation will assist in confirming required studies as per Section 9.3.6.
4. Pre-consultation for plan of subdivision applications, Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Part lot Control or severance application may be required where a by-law has been passed requiring consultation prior to submission as identified in the Planning Act.

9.3.3 ZONING BY-LAW

POLICIES

1. The principal implementing tool of this Official Plan is the Township of Russell Zoning By-law. The Zoning By-law regulations shall conform to the policies of this Official Plan and be updated within three (3) years of mandated reviews of the Official Plan.
2. Since zoning constitutes the Township of Russell's most important means of control over land use and development, the adoption of any Zoning By-law or zoning amendment required for a specific project should generally occur only when all other conditions or requirements deemed essential by the Township of Russell have been fulfilled.
3. Amendments to the Zoning By-law will be made only after public notice and consultation as required by the *Planning Act* and consultation with affected authorities or agencies.
4. Amendments shall not be considered within two (2) years of the date of adoption of the Zoning By-law, unless otherwise permitted by a Council resolution to allow all applications, certain types of applications, or applications for certain areas of the Township.

9.3.4 COMMUNITY PLANNING PERMIT SYSTEM

The Community Planning Permit approval framework combines existing systems of zoning, site plan control, tree cutting by-laws and site alteration by-laws into one approval or permitting system. Lands subject to a Community Planning Permit System are no longer subject to the Zoning By-law or Site Plan Control By-law.

POLICIES

1. A Community Planning Permit System may be developed and adopted for a specific area of the Township or for the entire corporate limits of the Township. Where a Community Planning Permit System has been



- enacted and approved, the Zoning By-law and Site Plan Control By-law will not apply.
2. The objectives of the Township in implementing a Community Planning Permit System By-law shall include the following:
 - a) Preservation of the character of the affected and adjacent area(s);
 - b) Improvement of the waterfront area;
 - c) Preservation and enhancement of residential neighbourhoods;
 - d) Protection of the natural environment;
 - e) Promotion and rehabilitation of industrial properties; and
 - f) Protection of heritage resources and landscapes.
 3. Council may delegate to Township staff the approval or issuance of development permits. Limits on and criteria for such delegation will be established in the Community Planning Permit System.
 4. The Township may impose conditions and grant provisional approval prior to final approval. These may include conditions related to removal or restoration of vegetation, site alteration, natural features and areas, contaminated or marshy lands, and conditions permitted by sections 34, 40, 41, 42 of the *Planning Act*.
 5. As may be provided in the Community Planning Permit System, a development permit may be issued to permit, as a discretionary use, any use not specifically listed as a permitted use in the Community Planning Permit System, provided that the proposed use is similar to and compatible with the listed permitted uses, would have no negative impact on adjoining properties, and would generally maintain the intent, principles and policies of this Official Plan. A development permit may also be issued to permit, as a discretionary use, an extension to a legal non-conforming use or change in use of a legal non-conforming use, provided that the proposal is desirable in order to avoid hardship, that it would have no negative impact on adjoining properties, and that it would generally maintain the intent, principles and policies of this Official Plan.
 6. As may be provided in the Community Planning Permit System, a development permit may be issued to permit variations to the standards and provisions outlined in the Community Planning Permit System. Such variations will only be permitted if they are consistent with the policies of this Official Plan.
 7. Any proposal for a use which is not listed as a permitted use and which does not qualify as a discretionary use or a variation in accordance with these policies and the Community Planning Permit System will require an amendment to the Community Planning Permit System.
 8. The Community Planning Permit System shall be developed and implemented in accordance with the requirements of the *Planning Act*.
 9. At the time of adopting a Community Planning Permit System, an Official Plan Amendment may be required in order to refine the Township's goals and objectives in proposing a Community Planning Permit System for the area, the scope of any delegation of authority and limitations, the types of conditions that may be included in the Community Planning Permit System, the types of criteria that may be included in the Community Planning Permit System for evaluating discretionary uses and variations, or any other matters mandated by Ontario Regulation 608/06 or any other regulation adopted under the *Planning Act*.

9.3.5 SITE PLAN CONTROL

The Township has in place a Site Plan Control By-law that applies to a number of zone classifications as identified in the Zoning By-law. The *Planning Act* provides municipalities with the ability to include the following in the site plan approval process:



- The massing and conceptual design of the proposed building;
- The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
- The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces, and interior walkways in adjacent building;
- Matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design; and
- Sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, planting or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;
- Facilities designed to have regard for accessibility for persons with disabilities.

POLICIES

1. The Township of Russell Site Plan Control By-law, as amended, defines the area that shall be considered a Site Plan Control Area pursuant to the provisions of Section 41(2) of the *Planning Act*, R.S.O. 1990. Should Council implement a Community Planning Permit System, the area subject to site plan control would be amended to reflect the regulatory requirements of the Community Planning Permit System.
2. To avoid undue restrictions, certain types of development will be exempted from Site Plan Control, as defined through the Site Plan Control By-law, as amended. The Township may require architectural drawings such as elevations for development applications.
3. Drawings provided to the Municipality in support of applications submitted for site plan approval under s.41 of the *Planning Act* shall have regard for accessibility for persons with disabilities.
4. Drawings provided to the Municipality in support of applications submitted for site plan approval under s.41 of the *Planning Act* are required to show exterior architectural details and design features related to the character, scale, appearance and design features of buildings, and their sustainable design. These may include:
 - a) Finish, texture, materials, patterns and colours of all building exteriors, including roofs and functional elements such as canopies and stairs;
 - b) Location, size, colour, and type of all building exterior signage and lighting; and
 - c) Any sustainable design features to be incorporated, such as green or white roofs, permeable surfaces, etc.
5. Drawings provided to the Municipality in support of applications submitted for site plan approval under s.41 of the *Planning Act* are required to show sustainable design elements on any adjoining highway under the municipality's jurisdiction. These may include:
 - a) Trees, shrubs, hedges, plantings or other ground cover;
 - b) Permeable paving materials;
 - c) Street furniture;
 - d) Curb ramps;
 - e) Waste and recycling containers; and
 - f) Bicycle parking facilities.



6. The Township may require an open house meeting to be held to present the proposed project and receive comments from the public. Public comments will be taken into consideration by municipal staff in their review of the application.
7. The County Official Plan must be referred to with respect to additional site plan control policies. Additional information is also provided in the Township's Site Plan Manual.

9.3.6 COMPLETE APPLICATIONS

Various studies or reports may be required as part of an application for an Official Plan Amendment, Zoning By-law Amendment, site plan, plan of subdivision, minor variance, consent, or any other application under the *Planning Act* prior to those applications being deemed 'complete'. The list below is non-exhaustive, and a pre-consultation with municipal staff is generally required to confirm the studies. The County Official Plan and the Township's Site Plan Manual should be consulted for additional information on specific study requirements.

The following studies may be required:

- Archaeological Study
- Architectural Elevation Drawings
- Composite Utility Plan
- Concept Plan for the full site
- Cultural Heritage Impact Statement
- Design Brief
- Drainage Plan
- Environmental Impact Study (see County Official Plan for requirements)
- Environmental Site Assessment (Phase 1 or 2)
- Erosion and Sediment Control Plan
- Flood Line Study
- Geotechnical Assessments
- Grading Plan
- Groundwater Impact Assessment
- Hydrogeological and Terrain Analysis
- Mineral Resource Impact Assessment
- Minimum Distance Separation (MDS)
- Noise/Vibration Study
- Nutrient Management Plan, in accordance with the Nutrient Management Act, as amended
- Planning Rationale/ Impact Analysis
- Plan of Parking Garage Layout
- Public Consultation Strategy
- Sediment and Erosion Control Plan
- Site Servicing Study
- Slope Stability Study
- Stormwater Management Report
- Sun-Shadow Study
- Transportation Impact Study
- Tree Preservation Plan

9.3.7 PUBLIC CONSULTATION

Public consultation is considered an essential component of the municipal planning process. The following policies shall apply in the implementation of this Official Plan.



POLICIES

1. A Public Consultation Strategy, satisfying the minimum requirements of the Planning Act, is required for all applications for Official Plan Amendment, Zoning By-law Amendment, and/or Plan of Subdivision. The Township may require additional public consultation measures in order to deem an application complete, determined on a case-by-case basis.
2. 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.
3. Notice of public meetings must be given in accordance with the Planning Act; however, the Township may consider alternate notice procedures or additional public meetings, as provided for in the Planning Act.
4. The Township requires the use of a temporary signboard placed on the property and visible from the street, to post the notice of an application of a site-specific Official Plan amendment, Zoning By-law amendment, plan of subdivision, minor variance, or application for Site Plan Control.
5. For special issues, including but not limited to, new Official Plans and comprehensive Zoning By-laws, the Township may consider additional means of public participation including open houses, public displays, area meetings, newspaper coverage, cable TV programming, internet postings and other similar means.
6. Council may, by resolution, forego public notification and public meetings in connection with Official Plan, Community Improvement Plan, and Zoning By-law amendments if such amendments relate to matters that will not affect the policies and intent of the Official Plan or 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 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 information to new base maps.
7. Written and oral submissions from the public relating to applications for Official Plan amendment, Zoning By-law amendment, 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.



9.3.8 PARKLAND CONVEYANCE

POLICIES

1. As a condition of a consent, subdivision approval, development or redevelopment, the developer shall convey lands to the Township for park or other public recreational purposes through the provisions of the *Planning Act*, including alternative requirements, in a way that best meets the parks and leisure needs of the community.
2. All lands to be conveyed shall be suitable for park or public recreational purposes. Land may be for both passive or active parks and other public recreation purposes. Factors that will be considered in determining suitability for conveyance will include, but are not limited to:
 - a) open frontage on a public road;
 - b) adequate size and configuration;
 - c) physical state;
 - d) abutting land uses;
 - e) connectivity to the existing trail system and parks;
 - f) pedestrian and cyclist access;
 - g) proximity to schools;
 - h) public access to local waterways; and
 - i) equitable distribution with the community.
3. Conveyance of land for park purposes shall be required at the rates as defined in the Parkland conveyance by-law, and at a rate not to exceed the maximums as set out in the Planning Act.
4. Reductions in Parkland Conveyance may be reduced by a maximum of one fifth for the conveyance of priority lands, which shall include, but are not limited to:
 - a) land identified on Schedule B of this Plan as potential trail or trail prolongation;
 - b) land connected to the existing trail system;
 - c) land which contributes to the expansion of the Township's trail system;
 - d) land along significant local waterways; and
 - e) land adjacent to existing conservation areas.
5. Cash-in-lieu of parkland conveyance may be required in lieu of the conveyance of parkland, as outlined in the parkland Conveyance by-law, and at a rate not to exceed the maximums as set out in the Planning Act.
6. Lands not suitable for park purposes shall include lands that constitute a physical or environmental hazard, easements that restricts the Township's use of land, utilities corridors, stormwater management facilities, provincially or locally significant wetlands, required setbacks and buffers from natural features, roadways, and contaminated lands.
7. The conveyance of parkland or cash-in-lieu of parkland should be consistent with the Parks, Leisure Areas and Greenspaces direction and policies of Section 3.8 of this Plan.



9.3.9 CONSULTATION WITH AGENCIES

POLICIES

1. In reviewing any development applications, the Planning Advisory Committee and Council of the Township of Russell shall consult with or seek assistance from any relevant government Ministry or relevant agency (including utilities).

9.3.10 INDIGENOUS CONSULTATION

The Algonquin's of Ontario have an historical and cultural interest in lands along the Castor River; as well as a current interest in the Larose Forest. The Métis Nation of Ontario may also have an interest in planning matters in the Township. The Township will engage the Algonquin's of Ontario and the Métis Nation of Ontario on the following:

- a) Input and possible participation in Stage 2 Archaeological Assessment required for land use planning or development purposes where a Stage 1 Assessment or the provisions of Section 7 indicate areas of historical interest or potential for encountering aboriginal artifacts;
- b) Consultation on Archaeological Studies related to proposed developments where areas of Algonquin interest and/ or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified;
- c) Consultation prior to the approval by Council of future Official Plan amendments or site plan approval where an Archaeological Assessment has shown the potential for aboriginal artifacts to be encountered.

9.3.11 DEVELOPMENT CHARGES

POLICIES

1. To help defray the cost of public services, the Township may require development charges in accordance with the *Development Charges Act* and/or the *Municipal Act* as a condition of approving development applications.

9.3.12 HOLDING PROVISIONS

POLICIES

1. The Township may utilize the holding symbol "h" in accordance with the *Planning Act*, and Council may pass Zoning By-laws for this purpose.
2. The holding "h" symbol is intended to be employed where the specific use of land has been established but where the details of development have not yet been fully resolved. These details may include but are not limited to the following:
 - a) Financial arrangements and financial impact on the municipality;
 - b) Servicing arrangements;
 - c) Environmental constraints;
 - d) Archaeological resource investigation and recovery;
 - e) Measures to mitigate negative impacts from transportation and utility corridors, landfill sites, methane gas sites, coal tar sites, and industrial uses;
 - f) Transportation network capacities;
 - g) Execution of a subdivision or condominium agreement; and



3. Holding provisions will be applied only where there is a need for additional conditions that cannot be applied through the Zoning By-law or through the Site Plan Control By-Law.
4. The Zoning By-law shall specify:
 - a) The uses permitted while the holding "h" symbol is in place;
 - b) The uses to be permitted when the holding "h" symbol is removed; and
 - c) The requirements for removal of the "h" symbol.
5. Lands subject to holding provisions shall be identified on the zoning map(s) by the holding symbol "h" preceding the zone symbol on the map(s).
6. Uses permitted while the holding "h" symbol is in place may include:
7. The Zoning By-law will be amended by simple by-law with due notice to remove the holding symbol when Council determines that the requirements for removal as set out in the By-Law have been met.
8. Council shall give notice of its intention to pass a by-law to remove an "h" symbol in accordance with the *Planning Act*.
9. The holding "h" symbol is also subject to the provisions indicated in the Corporation of the Township of Russell By-Law that establishes a growth management and development allocation system for the water distribution and sewage treatment system.

9.3.13 TEMPORARY USE ZONES

POLICIES

1. The Township, in a by-law, may authorize the temporary use of lands, buildings or structures for any purpose set out therein that is otherwise prohibited by the Township of Russell Zoning By-law. A by-law authorizing a temporary use shall prescribe a period of time for the temporary use, which shall not exceed twenty years for a garden suite, and shall not exceed three years for all other uses. Council may grant further periods of not more than three years.

9.3.14 INTERIM CONTROL BY-LAW

POLICIES

1. Where Council has, by by-law or resolution, directed that a review or study be undertaken in respect of land use policies in the municipality or in any defined areas thereof, Council may pass an Interim Control By-law under Section 38 of the *Planning Act* to be in effect for a period of time specified in the by-law. Such period of time shall not exceed one year from the date of passing thereof, prohibiting the use of land, buildings or structures within the municipality or within any defined area or areas thereof for, or except for, such purposes as are set out in the by-law. Council may amend the by-law to extend the period of time during which it will be in effect, provided the total time does not exceed two years from the date of passing of the interim control by-law.

9.3.15 COMMITTEE OF ADJUSTMENT

POLICIES

1. In accordance with Section 44 of the *Planning Act*, when a Zoning By-law is in effect, a Committee of Adjustment may be appointed by the Council of the Township of Russell to rule on applications for minor variance from



the provisions of the Zoning By-law. In granting any variance the Committee will be satisfied that:

- a. Such variance is minor in nature;
 - b. Such variance is desirable for the appropriate development or use of the land, building or structure;
 - c. Such variance is not in respect of a parcel, building or structure for which the provisions of the Zoning By-law have been amended within the previous two (2) years, unless Council has declared by resolution that the application for such variance is permitted; and
 - d. That the general intent and purpose of the Zoning By-law and Official Plan is maintained.
2. Additional criteria for evaluating a minor variance application may be established through a local by-law and if established the Committee will grant a variance where the conditions outlined in Section 9.3.15 (1) as well as any criteria established by said by-law are satisfied.
 3. In addition, the Committee of Adjustment has the power to permit the extension or enlargement of any use, building or structure that is a non-conforming use with regard to the Zoning By-law or any implementing By-law. In granting such permission, the Committee shall have due regard for the general intent of this Official Plan.

9.4 COMMUNITY IMPROVEMENT

The Community Improvement provisions of the *Planning Act* allow municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas as the result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. For example, in December 2015 the Township adopted a Community Improvement By-law for the Commercial Corridors and Village Cores of the Villages of Embrun and Russell. The adopted CIP project areas are illustrated in Schedule C1 – Community Improvement Plan Project Areas – Embrun and Schedule C2 – Community Improvement Plan Project Areas – Russell.

The objectives of Community Improvement Plans include:

- To upgrade and maintain all essential municipal services and community facilities;
- To ensure that community improvement projects are carried out within the built up areas of the Township;
- To ensure the maintenance of the existing building stock;
- To preserve heritage buildings;
- To provide for the rehabilitation of “brownfield” sites (i.e., lands on which industrial or commercial activity took place in the past but which are no longer in use, which may be contaminated) for reuse as viable building sites for various land use activities;
- To improve energy efficiency and promote innovative or alternative sources of energy;
- To encourage and incentivize construction of affordable housing;
- To encourage private sector investment and the strengthening of the economic base; and
- To enhance the visual appearance of Community Improvement Areas.



Criteria for selection of Community Improvement Project Areas

The County Official Plan provides that a part or the whole of a built-up area within the County's Urban Policy Area, Community Policy Area and the Trade and Industry Area designations may be designated as a Community Improvement Project Area in a local Official Plan, based on the following criteria:

- That there is evidence of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers. Water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.
- That the phasing of improvements corresponds to the timing of improvements by the county and/or senior governments and is within the financial capability of the local municipality.
- That a significant number of buildings in an area show signs of deterioration and need of repair.
- That improvements to the visual appearance or aesthetics be required.
- That improvements will have a significant impact on strengthening the economic base of the community.

POLICIES

1. Community improvement will be accomplished through the:
 - a) Designation, by by-law, of Community Improvement Projects Area(s) based on the County Official Plan criteria listed above, the boundary of which may be part or all of the Villages of Embrun, Russell, Limoges, Marionville, the Commercial Parks or the Industrial Park;
 - b) Preparation and adoption of a Community Improvement Plan for each Community Improvement Project Area; and
 - c) Establishment of programs to implement the Community Improvement Plan in effect within a designated Community Improvement Project Area, including the Community Improvement Plan for Commercial Corridors and Village Cores in the Villages of Embrun and Russell, adopted in December 2015.
2. Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan:
 - a) The boundary of the proposed Community Improvement Project Area and the land use designations contained in this Plan;
 - b) The estimated costs, means of financing and the staging and administration of the project;
 - c) The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
 - d) The phasing of improvements, in order to permit a logical sequence of development without generating unnecessary hardship to area residents and the business community;
 - e) The means of implementation; and
 - f) Citizen involvement.
3. In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, the Township of Russell may undertake a range of actions in accordance with the *Planning Act*, including:
 - a) Acquisition of land within the Community Improvement Project Area and subsequent:
 - Clearing, grading, or other preparation of this land;



- Construction, repair, rehabilitation, or improvement of buildings on this land;
 - Sale, lease, or disposition of this land to any person or governmental authority.
- b) Provision of public funds such as grants or loans to owners, tenants and their assignees to pay for the whole or part of the eligible costs of the Community Improvement Plan (e.g. environmental site assessment, remediation, development, redevelopment, etc.); and
- c) Application for financial assistance from senior level government programs.



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Section 10 SCHEDULES

The Schedules to this Plan include:

- Schedule A1 – Land Use Designations – Embrun and Commercial Parks
- Schedule A2 – Land Use Designations – Russell
- Schedule A3 – Land Use Designations – Limoges
- Schedule A4 – Land Use Designations – Marionville
- Schedule A5 – Land Use Designations – Industrial Park
- Schedule B – Transportation
- Schedule C1 – Community Improvement Plan Project Areas – Embrun
- Schedule C2 – Community Improvement Plan Project Areas – Russell



APPENDIX A – Glossary

The Glossary is provided for convenience only and is not part of this Plan. The Provincial Policy Statement includes definitions of several terms used in its policies. These definitions apply to instances in this Official Plan where the same terms are used but are not defined in the Glossary.

Adjacent lands mean 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.

Affordable housing means housing in which shelter costs account for less than 30 per cent of before-tax household income of residents, particularly for low and moderate-income households. Affordable housing includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (i.e., rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market homeownership.

Alternative energy systems means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Brownfield sites means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource 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 Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

Community improvement means the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.

Compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, can enhance an established community through good design and innovation and coexists with existing development without causing undue adverse impact on surrounding properties. It 'fits well' within its physical context and 'works well' with the existing and planned function.



Cultural heritage landscape means a defined geographical area of heritage significance that may have been modified by human activities and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Densities (Residential Net)

The definition of low, medium and high density differs from place to place. For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities for Embrun, Russell, and Limoges are defined as follows:

Low: up to 16 35 units/net hectare

Medium: 17 to 42 36 to 55 units/net hectare for townhouses, and 36 to 75 units/net hectare for apartments

High: 43 56 units/net hectare and above for townhouses, and 76 units/net hectare and above for apartments

For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities Marionville are defined as follows:

Low: up to 16 units/net hectare

Medium: up to 30 units/net hectare

Residential densities will be calculated on the entire area of a development project, including subdivisions, where site plan control is not required. Where site plan control is required for a residential project or a mixed-use project, including in a subdivision, the density shall be calculated using the area of the subject property.

Full Municipal Serviced Areas means existing areas of the Township that are serviced by municipal water and sewer.

Group home means a single housekeeping unit in a residential dwelling, which is registered with the local municipality, in which three (3) to ten (10) residents (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under provincial statute and complies with municipal by-laws.

Infrastructure means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Intensification means the development of a property, site or area at a higher density than currently exists through:

- Redevelopment, including the reuse of brownfield sites;



- The development of vacant and/or underutilized lots within previously developed areas;
- Infill development; and
- The expansion or conversion of existing buildings.

Mixed-use building means a form of development in which a building contains both residential and non-residential uses. Mixed-use development has the same corresponding meaning.

Natural heritage features and areas means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valley lands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Net hectare means the net area of the site developed for residential purposes. This term excludes roads and road right-of-way and areas that have been dedicated to the local municipality and/or another public agency.

Partially Serviced Areas means areas of the Township that are serviced by either municipal water or sewer.

Public service facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Renewable energy systems means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Rooming house means a principal dwelling within the whole of a residential use building that contains at least four rooming units, and which may also contain dwelling units and an administration office accessory to the operation of the house.

Setback means the distance at ground level between a lot line and a building on that lot.

Settlement area means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- Built up areas where development is concentrated and which have a mix of land uses; and
- Lands that have been designated in an official plan for development over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.



Stepback means a distance, additional to the setback, between the lot line and the building line for upper storeys of a building.

Temporary Farmers' Market means a market set up on a temporary basis at which farmers and vendors sell produce and other food including dairy and a range of cooked products directly to consumers.

Unserviceable Areas means areas of the Township that cannot be serviced with municipal water and sewer due to technical issues.

Utility means an essential public service such as electricity, gas, television or communications/telecommunications that is provided by a regulated company or government agency.

