

Municipality of Callander

OFFICIAL PLAN

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Callander
ONTARIO
Four Seasons of Reasons

Table of Contents

1.0 Introduction 1
1.1 Context 1
1.2 Basis 3
1.3 Purpose 3
1.4 Vision 4
1.5 Structure 4
2.0 Growth and Settlement 6
2.1 Objectives 6
2.2 Growth Management 6
2.3 Intensification 7
3.0 Settlement Area 9
3.1 Objectives 9
3.2 Residential Area 10
3.3 Downtown Development Area 11
3.4 Employment Area 12
3.5 Gateway Mixed Use Area 14
3.6 Open Space and Parkland 15
3.7 Environmental Protection Area 16
3.8 Conversion of Surplus Institutional Buildings 16
4.0 Rural Area 17
4.1 Objectives 17
4.2 Rural Area 17
4.2.1 Rural Residential 18
4.2.2 Agriculture 19
4.2.3 Rural Institutional, Commercial and Industrial 20
4.3 Shoreline Area 21
4.4 Island Area 25
4.5 Mineral Aggregate Resource Area 26
4.6 Open Space and Parkland 27
4.7 Environmental Protection Area 28
4.8 Mineral Resource Area Overlay 29
5.0 Housing 30
5.1 Objectives: 30
5.2 Housing Types and Tenures 30
5.3 Attainable and Affordable Housing 31
5.4 Supporting Housing 32
5.4.1 Group Home 32
5.5 Short-Term Rentals 33
5.6 Universal Design and Accessibility 33
5.7 Mobile Homes and Mobile Home Parks 33
5.8 Garden Suites 33
5.9 Additional Dwelling Units 34
6.0 Source Water 36
6.1 Objectives: 36
6.2 Source Water Protection 36
6.3 Callander Bay 36
6.4 Surface Water Features 37
7.0 Natural Heritage Features and Area 38

7.1 Wetlands 38
7.1.1 Callander Bay Provincially Significant Wetland 38
7.1.2 Other Wetlands 39
7.2 Significant Habitat of Endangered and Threatened Species 39
7.3 Significant Wildlife Habitat 40
7.4 Fish Habitat 40
7.5 Forestry and Trees 41
8.0 Cultural Heritage and Archeology 43
8.1 Cultural Heritage Resources 43
8.2 Archaeological Resources 44
8.2.1 Marine Heritage Resources 45
9.0 Protecting Health and Safety 46
9.1 Flood Hazards 46
9.2 Erosion, Unstable Soils and Steep Slopes 47
9.3 Abandoned Pits and Quarries 47
9.4 Contaminated Lands 48
9.5 Waste Disposal Assessment Areas 48
9.6 Land Use Compatibility 49
9.7 Wildland Fire 50
9.8 Unidentified Hazards 51
10.0 Mobility 52
10.1 Active Transportation 52
10.2 Roads 53
10.3 Transit 53
10.4 Parking 54
10.5 Water 54
10.6 Lakeshore and Road Allowance 55
11.0 Infrastructure and Utilities 57
11.1 Water and Sewer 57
11.2 Water and Sewer Extensions 58
11.3 Development Staging 59
11.4 Stormwater Management 59
11.5 Waste Management 60
11.6 Utilities 61
11.7 Renewable Energy 62
12.0 Implementation 63
12.1 Official Plan Implementation 63
12.2 Official Plan Amendment 63
12.3 Committee of Adjustment 64
12.3.1 Consent to Sever 64
12.3.2 Minor Variance 64
12.4 Land Use and Development Design Controls 65
12.4.1 Zoning By-law 65
12.4.2 Zoning By-law Amendments 65
12.4.3 Holding Provision 65
12.4.4 Interim Control By-law 66
12.4.5 Temporary Use By-law 66
12.4.6 Site Plan Control 67
12.4.7 Legal Non-Conforming and Non-Complying Uses 68
12.4.8 Non-Conforming uses 68
12.4.9 Non-Complying Uses 68

12.5 Land Division Tools 69
12.5.1 Severance 69
12.5.2 Technical Consent 70
12.5.3 Draft Plan of Subdivision 71
12.5.4 Draft Plan of Condominium 72
12.5.5 Part Lot Control 72
12.6 Tools for Obtaining Benefits from Development 73
12.6.1 Parkland Dedication 73
12.6.2 Parkland Disposition 74
12.6.3 Community Benefit Charges and Development Charges 74
12.6.4 Property Standards 75
12.7 Community Improvement 75
12.8 Planning Act Applications 76
12.8.1 Pre-Consultation 76
12.8.2 Complete Application 76
12.8.3 Public Notice and Public Input 76
12.8.4 Ongoing Civic Engagement 76
12.8.5 Indigenous Consultation 77
12.8.6 Supporting Studies 77
12.9 Monitoring and Amendments 80
12.9.1 Official Plan Reviews 80
12.9.2 Amendments 80
12.9.3 Monitoring and Development 81
12.10 Plan Interpretation 81
13.0 Urban Design Guidelines 82
13.1 Urban Design Guidelines 82
13.1.1 Objectives 82
13.1.2 General 82
13.1.3 Community and Neighbourhood Design 82
13.1.4 Waterfront Design 83
13.1.5 Site and Building Design 84
13.1.6 Safety and Accessibility 85
13.1.7 Built Heritage and Natural Environment Feature Integration 86
13.1.8 Design Features, Views and Corridors 86
13.1.9 Winter Livability 87
13.1.10 Energy Efficiency and Climate Change Resiliency 87
13.1.11 Programs 87

1.0 Introduction

The Municipality of Callander (Callander) is a small, thriving community situated on Callander Bay and the south shore of Lake Nipissing in Northeastern Ontario. Callander is located in the traditional territory of the Anishinaabe people and Williams Treaties (1923). Callander shares Lake Nipissing with many communities including the Municipality of West Nipissing, Nipissing First Nation, City of North Bay and Nipissing Township.

Callander has a rich physical geography. It's location on Lake Nipissing, in the Almaguin Highlands and on the Canadian Shield, all define the character of the community. This physical geography has supported the people that have lived here for thousands of years. It is also one of the main reasons why people continue to come to Callander to live, work, shop, visit and play.

Callander is known for its high-quality natural environment, many recreational opportunities and downtown and waterfront area. It is also known as a desirable place to live, given its high quality of life, strong community connections and proximity to other centres including North Bay.

This Official Plan is about shaping the future of Callander. It builds upon the legacy of community development decisions and establishes policies that will guide future land use and infrastructure investment decisions. It will help to ensure that Callander is sustainable now and in the future.

1.1 Context

Callander is a single tier municipality and centered in the Parry Sound District of Northeastern Ontario. Callander is approximately 103 square kilometres in area and is characterized by a range and mix of waterfront, urban and rural environments. Callander is accessible via water and Highways 11 and 654.

Callander's climate is and will continue to change. It is anticipated that Callander's annual mean temperature and total precipitation will increase over the next 40 years. Callander is also expected to see more variable weather events.

Given its physical geography, Callander has many natural heritage features and areas. This includes Lake Nipissing, the Wasi River and Falls, the Callander Bay Provincially Significant Wetland, the Jessup's Creek and Nipissing Junction Wetland Complexes and various significant wildlife habitat areas. Callander Bay also serves as a drinking water source for residents and is protected by the North Bay Mattawa Conservation Authority's Source Water Protection Plan.

According to the 2021 Census, Callander is home to just under 4,000 residents and 1,636 households. Between 2021 and 2046, it is anticipated that Callander's population will increase from about 4,000 to 5,332, the population will continue to age, the number of persons per household will decline from 2.4 to 2.26, and the number of households will increase from 1,636 to 2,224. It should be noted that the population projects represent a baseline scenario.

In terms of housing mix, according to the 2021 Census, the majority of dwelling unit types in Callander are single detached homes. Similar to other communities, the mix of dwelling unit

types will diversify during the lifetime of this Official Plan as demand for row housing and apartment housing continues.

Callander's housing supply is relatively adequate compared to Ontario as a whole. Home ownership is the dominant form of tenure. While traditionally, housing was relatively affordable in Callander, in recent years the cost of home ownership has drastically increased and is becoming less affordable within the community. Rental units and affordability are a challenge within the community. Traditionally, the dominant housing form was single detached dwellings. While this trend persists, there is also a trend towards denser forms of housing, such as townhomes and apartments.

Callander has adequate land supply to accommodate the projected population and household growth in both the settlement and rural areas.

Historically, Callander's economy was closely linked to the forestry industry. As the importance of the forestry industry declined, the importance of tourism and the service-based industry has increased. Callander has a strategy to leverage its assets to foster additional growth through tourism, the downtown and waterfront as well as sustainable local economy and living practices. Callander's relative location to North Bay and their supply of industrial and commercial lands further strengthen its relative strategic economic development advantage in the region.

Callander has a good park and open space system including Centennial Park and Beach, Memory Tree Park, Veteran's Ridge, the Cenotaph, and the beach on the south end of Main Street. Callander also has two community centres including the Callander Community Centre which includes the Bill Barber Complex and Yarlasky Field and the South Shore Community Centre. This parks and open space system plays an important role in the quality of life, population health, and economic competitiveness of the community.

Callander's transportation system includes Highways 11 and 654, arterial roads, collector roads, local roads, sidewalks, on and off-street recreational pathways, cycling paths, public parking facilities and boating. Callander's Strategic Plan and Active Transportation Plan call for improvements in the community's active transportation system and to create routes that are four-wheeler and snowmobile-friendly.

Callander is supported by an interconnected system of hard and soft services including municipal water services, municipal sewer services, police and emergency services, amongst others. These services are important to the quality of life, economic competitiveness and health and safety of the community. Residents in the rural area of Callander rely on individual water and sewage services.

Callander's geological structure suggests that the community has high mineral potential. Callander has some mineral aggregate resources, which are classified by the Province of Ontario as having secondary or tertiary significance.

Callander has a rich cultural heritage. Callander has archaeological potential given its location along Lake Nipissing and the Wasi River. Callander has identified it's Museum as having cultural heritage value or significance to the community.

Callander is fortunate to have a wealth of natural features within the community, such as the Cranberry Marsh, that allow for both formal and informal recreational activities. Callander also

contains lands prone to hazards such as Lake Nipissing and the Wasi River which are susceptible to flooding.

Additional context for this Official Plan, including further information on the above and the provincial and local policy context can be found in *Background Report* for the Callander Official Plan dated December 9, 2025. This Official Plan is a living document. It is anticipated that the policies will be updated as the community and external environment changes.

1.2 Basis

This Official Plan includes and balances local and provincial goals and priorities for Callander.

This Official Plan is informed by Council's Strategic Plan and other local plans, initiatives and business practices including the North Bay-Mattawa Conservation Authority's Source Water Protection Plan and the Downtown Waterfront Revitalization Master Design Strategy, amongst others.

This Official Plan is also informed by and complies with the *Planning Act*, conforms/does not conflict with the Growth Plan for Northern Ontario and is consistent with the Provincial Planning Statement, 2024. The Official Plan is also informed by other provincial legislation, regulations, and policies such as the *Aggregate Resources Act*, *Ontario Heritage Act* and *Environmental Protection Act*.

This Official Plan generally aligns with international and Federal initiatives such as the United Nation's Sustainable Development Goals, in particular Goal 11 Sustainable Cities and Communities.

This Official Plan reflects the perspectives of residents, business owners and stakeholders that participated in the plan development process to date.

1.3 Purpose

This Official Plan includes a long-term vision of what Callander will look like in the future and includes policies to guide land use planning, infrastructure investment and other decisions, consistent with this long-term vision.

This Official Plan establishes goals, objectives and policies to manage and direct physical change and its effects on the social, economic and natural environment. It contains policies and measures to help ensure the adequate provision of affordable housing. It also describes the measures and procedures that will be used to obtain the views of the public during the land use planning approval process.

This Official Plan provides the basis for and will be implemented through other land use planning tools including the Zoning By-law. Further information on these tools, and how they help implement the Official Plan, is found in Section 12.

This Official Plan is intended to be flexible, to encourage and allow for opportunities of intensification, downtown and waterfront revitalization, and additional growth where servicing and infrastructure capacities permit, as appropriate.

1.4 Vision

This Official Plan is informed by and founded upon the following vision statements which reflect the objective of the community and how it is to develop in the future.

a. Callander demonstrates a strong **sense of place** by fostering a welcoming community with a clear sense of identity and character making the community memorable for visitors.
b. Callander is an **affordable** place to live, it contains a range of housing types and densities that are able to meet the current and future community needs.
c. Callander values and protects the **natural heritage** features of provincial and local importance.
d. Callander celebrates its natural and cultural heritage and embraces each season in making it a year-round **destination** for visitors.

1.5 Structure

This Official Plan is divided into several sections each with their own focus, as follows:

Section 2. Growth and Settlement describes Callander's approach to growth management including policies relating to land supply, and intensification.

Section 3. Settlement Area Land Uses describes the land use designations located within the Settlement Area including Residential Area, Downtown Area, Employment Area, Gateway Mixed Use Area, Open Space and Parkland and Environmental Protection Area, and permitted uses within these designations, subject to certain conditions.

Section 4 Rural Area Land Use Designations describes the land use designations located within the Rural Area including Rural Area, Shoreline Area, Island Area, Mineral Mining Area, Mineral Aggregate Area, Open Space and Parkland, and Environmental Protection Area, and permitted uses within these designations subject to certain conditions.

Section 5. Housing describes Callander's approach to supporting attainable and affordable housing and includes housing targets, and policies relating to affordable housing, supportive housing, short-term rentals, design, mobile homes, garden suites and additional residential units.

Section 6. Source Water provides policy direction for water resources within Callander, including source water, Callander Bay and Surface Water Features.

Section 7. Natural Heritage Features and Areas describes the natural heritage features and areas within Callander, and how they should be managed.

Section 8 Cultural Heritage and Archaeology describes Callander's approach to managing cultural heritage resources, and archaeological resources.

Section 9. Protecting Public Health and Safety provides policy direction on managing hazards within Callander, including flood hazards, erosion, unstable soils and steep slopes, abandoned pits and quarries, contaminated lands, waste disposal assessment areas, wildland fire and unidentified hazards, and provides direction on land use compatibility.

Section 10. Mobility provides policy direction on the transportation network within Callander, this includes active transportation, roads, parking, water and lakeshore and road allowances.

Section 11. Infrastructure and Utilities provides policy direction for water and sewer servicing, development staging, stormwater management, waste management and utilities.
Section 12. Implementation provides direction on how this plan will be implemented during its lifetime.

Section 13. Urban Design Guidelines provides design guidelines to be implemented through development projects within the Municipality.

Schedules A to D form part of this Official Plan.

For further information on how to use and interpret this Official Plan, please refer to Section 12.

2.0 Growth and Settlement

Callander is expected to grow in the future. How this growth is managed matters. It will influence what the community looks like in the future, where people live, work, shop, play and how they move around the community. It will also influence Callander's economic development, affordability, quality of life, population, health and contributions to biodiversity, energy efficiency and climate change.

Traditionally, Callander has used a two-part growth management strategy which directed the majority of development to the fully serviced settlement area and permitted limited growth within the rural area. This framework also encouraged 20% of growth in the settlement area to occur through intensification and redevelopment.

This Plan builds upon this two-part framework and continues to direct the majority of growth to the settlement area, as servicing capacity permits, and allows appropriate development in the rural area.

2.1 Objectives

It is the objective of Callander to:

1. provide an adequate land supply to meet short, mid and long term needs;
2. establish and maintain an urban settlement area boundary;
3. direct the majority of future growth to the urban settlement area;
4. permit appropriate development in the rural area;
5. encourage a mix of uses in the settlement area; and,
6. encourage intensification and redevelopment in the settlement area.

2.2 Growth Management

Callander's land supply consists of land at different stages of the land use planning cycle, including lands that are designated, lands that are zoned, lands in draft approved plans of subdivision or condominium and existing vacant legal lots of record. This supply is designed to accommodate an approximate range and mix of employment and housing and other land use needs in the short, medium and long term. There is adequate land supply in the settlement area to accommodate short-, medium- and long-term needs, and a significant land supply in the rural area to accommodate short-, medium- and long-term needs.

Policies:

1. The majority of future growth will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development on designated lands.
2. The remaining future growth will be permitted in the Rural Area through construction on existing vacant legal lots of record and, where compatible, the creation of new lots.

Programs:

1. Callander will monitor and report on development trends in the Municipality on a periodic basis.

2. Callander shall establish minimum density and height development standards for the Settlement Area in the Zoning By-law.

2.3 Intensification

Intensification, that is the development of a property, site or area at a higher density than currently exists through redevelopment, the development of vacant or underutilized lots, infill and the expansion or conversion of existing buildings will continue to occur in Callander.

Intensification is essential to completing our community; making the most efficient use of land, resources, infrastructure and public service facilities; minimizing negative impacts on air quality, helping to mitigate climate change; promoting energy efficiency; and supporting active transportation and the efficient movement of goods.

Intensification must be compatible with the existing and planned character of an area and suitable to the existing and planned infrastructure and public service facilities.

Policies:

1. Callander will aim to accommodate up to 20 percent of future residential growth through intensification in the Settlement Area.
2. Intensification is encouraged in the Settlement Area in accordance with the policies of this Plan. In particular, intensification is encouraged on sites:

    a. that are no longer viable for the purpose for which they were intended such as former commercial, industrial and institutional sites;
    b. where the present use is maintained and the addition of residential uses can be achieved in a safe and complementary manner; and,
    c. with suitable existing or planned infrastructure.

3. Intensification will be encouraged on sites with suitable existing or planned infrastructure and public service facilities.
4. The following criteria, amongst other matters, may be used to evaluate applications for intensification:

    a. the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;
    b. the compatibility of the proposed development on the existing and planned character of the area;
    c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
    d. the availability of existing and planned infrastructure and public service facilities;
    e. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;
    f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;
    g. the availability of existing or planned, or potential to enhance, active transportation infrastructure;

h. impacts of the proposed development on surrounding natural features and areas and cultural heritage resources; and,
i. the relationship between the proposed development and any natural or manmade hazards.

Programs

1. Callander will disseminate information on methods of residential intensification and alternative forms of development to developers, builders and residents.
2. Callander will maintain an inventory of vacant sites suitable for intensification.
3. Callander will monitor progress towards the residential intensification target outlined in this Plan. Callander will review and, if necessary, adjust its policies and programs, including amending this Plan, to ensure that continued progress towards this target is made.

3.0 Settlement Area

Callander's Settlement Area includes built up areas where development is concentrated and has a mix of land uses, as well as lands that are designated for development in the long term. The Settlement Area includes lands that are or can be serviced with municipal water and municipal sewage services, as shown on Schedule D 'Transportation, Utilities and Phasing'. The Settlement Area land use designations include:

- Residential Area
- Downtown Development Area
- Employment Area
- Gateway Mixed Use Area
- Open Space and Parkland
- Environmental Protection Area

The Settlement Area land use designations are shown on Schedule A 'Settlement Area'. Development in these designations shall be guided by the policies of this section, together with all other applicable policies of this Plan.

3.1 Objectives

It is the objective of Callander to:

a. Encourage land use intensification, and where possible, and have regard for the timely and efficient use of existing infrastructure;
b. Create an environmentally sustainable community by promoting resilient, efficient and sustainable land use patterns;
c. Address service limitations in the Settlement Area;
d. Encourage diversity in housing types and tenures so that Callander can be a community where everyone has an acceptable standard of living and can fully participate in all aspects of the community;
e. Preserve and enhance the vitality, well-being and character of the downtown by supporting a range of residential, commercial, institutional and park and open space uses;
f. Encourage and support the local business community to update and improve the Downtown Development Area particularly through the utilization of government programs;
g. Maintain an adequate supply of vacant designated land to enable choice and flexibility, while recognizing the growth projected for the planning horizon and the need to develop in an orderly, efficient, timely, and affordable manner; and,
h. Support the diversification of uses to stimulate economic growth, while ensuring compatibility with the surrounding area.

Policies:

1. Settlement Area land use patterns will be based on a mix of land uses and densities that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and promote energy efficiency, prepare for the impacts of a change in climate, support active transportation and are

freight supportive. Settlement Area land use and densities will be defined in the Zoning By-law.
2. New development on lands designated in the Settlement Area should be phased to ensure an orderly progression of development and timely provision of infrastructure and public service facilities.
3. The Settlement Area is able to meet short-, medium- and long-term land needs. Callander may consider expansions to the Settlement Area through a comprehensive review. If contemplating a settlement area boundary expansion proposal, council shall consider the following:
    a. The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
    b. If there is sufficient capacity in existing or planned infrastructure and public service facilities;
    c. Whether the applicable lands comprise specialty crop areas;
    d. the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
    e. whether the new or expanded settlement area complies with the minimum distance separation formulae;
    f. whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized or mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
    g. the new or expanded settlement area provides for the phased progression of urban development.

3.2 Residential Area

The Residential Area designation applies to lands that are intended primarily for a residential uses. The overarching vision for this designation is to facilitate the creation of complete neighbourhoods, by allowing for a variety of housing types and densities, in addition to local neighbourhood-oriented commercial, institutional, and recreational uses, which are integral to a supportive residential environment, subject to certain criteria.

The Residential Area permits a variety of housing types and accommodations and encourages a variety in size, design, tenure, accessibility, and affordability to meet the housing needs of the community. The implementing Zoning By-law will provide zones that are categorized by dwelling type and include performance standards.

Policies:

1. All low, medium and high density forms of housing, and all tenures of housing, are permitted in the Residential Area, provided they are or can be serviced and subject to the policies of this Plan. Medium and high density forms of housing should be located on sites that front onto or are within a 5 minute walk (400 m) radius of arterial roads, collector roads and commercial areas. Residential Area land uses, densities and other development standards will be defined in the Zoning By-law.
2. Other land uses that are required to create complete communities are permitted in the Residential Area provided they are or can be serviced including parks and open spaces, local institutional uses and small-scale commercial uses. These land uses, densities and other development standards will be defined in the Zoning By-law.

3. Bed and breakfast establishments with up to two accessory guest units, within or accessory to the main building, are permitted in the Residential Area provided they are or can be serviced, subject to development standards defined in the Zoning By-law.
4. Home occupations and home industries are permitted in the Residential Area, provided they are or can be serviced, subject to development standards defined in the Zoning By-law.
5. Lot creation in the Residential Area is permitted in accordance with the development standards set out in the Zoning By-law.

Program:

1. Callander will maintain an inventory of development trends that will be continuously monitored and updated on a regular basis to ensure that development objectives are being met, and to adjust the policies of this Plan, as necessary.

3.3 Downtown Development Area

Callander has a rich and vibrant downtown which is characterized by the Downtown, Waterfront and Centennial Park. To reflect this relationship, the Downtown Boundary Overlay is identified on Schedule A 'Settlement Area'. The Downtown Boundary Overlay recognizes the physical, functional, and visual connection between the Downtown, Waterfront and Centennial Park while acknowledging that each area has a distinct role within the community.

The Downtown is the heart of the municipality, where commercial, civic, employment, and community uses are concentrated and mutually supportive. The Waterfront is a key public asset that enhances the Downtown and contributes to the overall quality of life in Callander.

The Downtown and Waterfront are important economic and recreational resources and are planned to function in a coordinated and complementary manner. The Downtown Development Area designation applies to lands within the municipality's defined Downtown, which is characterized by a vibrant, walkable commercial core in direct relationship with the Waterfront.

The Downtown Development Area is subject to specific land use and development policies outlined below. Policies for Centennial Park are set out in Section 3.6, *Open Space and Parkland*.

Policies:

1. As the dominant centre in the community for commercial, institutional and employment activities, a wide variety of uses are permitted Downtown. All residential, commercial, institutional and park and open space uses are permitted Downtown, provided they are or can be serviced and subject to the policies of this Plan. Downtown land uses and development standards will be set out in the Zoning By-law.
2. Light-industrial uses may be permitted, subject to a Zoning By-law Amendment, where no adverse effects are anticipated.
3. Mixed use buildings, with commercial or institutional uses on the ground floor, and residential uses on the upper floors, or behind the commercial or institutional use(s), are encouraged Downtown.
4. The waterfront shall be recognized and protected as a key public asset, with redevelopment required to maintain and enhance public access, movement, and

essential functions, including water-based transportation and municipal landings, where appropriate.
5. Any development along the shoreline shall maintain public access to the waterfront in accordance with section 10.5 of this Plan, where appropriate.
6. Development within the Downtown Development Area will be compatible with abutting uses and surrounding area, while maintaining the character of the area.
7. All new development or intensification abutting the Waterfront shall, as appropriate, protect and enhance public access to the shoreline, provide connectivity between public lands and preserve views of Lake Nipissing.
8. The aesthetic qualities and scenic features of the Downtown Development Area will be preserved. This shall be managed by appropriate building siting, massing, height and design. Development shall be evaluated to ensure that these qualities are maintained and reinforced through Site Plan Control.
9. Development within the Downtown Development Area shall support a compact, walkable environment through appropriate building height, massing, and design that is compatible with surrounding uses and reinforces a cohesive streetscape.
10. Development and site alteration within the Downtown Development Area shall occur in a coordinated manner, aligning public realm enhancements, infrastructure investment and private development to support long-term revitalization and community benefit.
11. All new development and intensification shall be subject to Section 13 Urban Design Guidelines.
12. All new development and intensification that substantially increases the usability of a site will be subject to Site Plan Control.
13. All new development, as deemed appropriate by Callander, will be directed to construct/relocate utility corridors underground.

Programs:

1. Callander may designate the Downtown as a Community Improvement Project Area and prepare a Community Improvement Plan for the Community Improvement Project Area to help address market barriers associated with development Downtown.
2. Callander may prepare and implement detailed Downtown Streetscape and Urban Design Guidelines to ensure a high-quality and consistent approach to the design of public and private spaces Downtown.
3. Council will support funds towards burying infrastructure underground such as hydro lines where appropriate.

3.4 Employment Area

The Employment Area is generally located on the northeastern and southern edges of the Settlement Area. With an anticipated growth in population in both Callander, and surrounding communities such as the City of North Bay, the promotion of employment lands is vital to attracting investment and industry to the area.

It is the intent of this Plan for Employment lands to be protected and preserved for current and future uses, including its proximity to goods movement corridors, and shall allow for a variety of commercial and industrial uses which provide employment in the municipality. It is the intent of this Plan to encourage growth of the business function of this area by promoting the expansion of commercial and industrial uses and by encouraging investment in community improvements. Further, this Plan supports the encouragement of growth in the business

function of this area through promoting the expansion of industrial uses and by encouraging investment in community improvements.

Policies:

1. A broad range of Industrial uses, such as manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities, are permitted in the Employment Area subject to rezoning and provided that the development can be serviced in accordance with the policies of this Plan.
2. New development on lands designated in the Employment Area should be phased to ensure an orderly progression of development and timely provision of infrastructure and public service facilities.
3. Generally, development in and adjacent to employment areas, including heavy industrial uses, will be compatible with each other, and appropriate standards will be developed in the Zoning By-law. This includes complying with the Land Use Compatibility D-Series Guidelines established by the Ministry of Environment, Conservation and Parks (MECP) to ensure adequate separation distances for all proposed development within or adjacent to the Employment Area.
4. Land use applications in or adjacent to Employment Areas must demonstrate compatibility in accordance with the provisions of Section 9.6 of this Plan.
5. Council in consultation with the MECP, or its successor, may consider alternative sustainable servicing schemes for the Employment Area where the servicing is:

    a. Sustainable;
    b. Compatible with the adjacent land uses; and,
    c. Staged in such a manner to provide assurances of the operation, maintenance and functioning of such a system prior to stages of expansion.

6. All development in the Employment Area designation shall be subject to Site Plan Control.
7. Conversion of existing employment to non-employment uses may be considered through an update to the Official Plan where it can be demonstrated that the lands are not required for employment purposes and that there is a need for the conversion, or through an amendment to this Plan where it can be demonstrated that:

    a. The lands are not needed for employment purposes over the long term;
    b. The lands are suitable for the proposed use;
    c. The proposed use does not adversely impact the viability of any remaining employment areas or existing employment uses, including the following:
        i. Incompatibility of land uses;
        ii. The ability to provide appropriate buffering of employment uses from surrounding non-employment uses on and off-site;
        iii. Interference with the function of the Employment Areas; and,
        iv. Accessibility to the Employment Areas.
    d. The proposed lands can be serviced in accordance with the policies of this Plan.

Programs:

1. Callander may designate the Employment Area as a Community Improvement Project Area and prepare a Community Improvement Plan for the Community Improvement Project Area to help address market barriers associated with the development of employment lands.

3.5 Gateway Mixed Use Area

The entrance into Callander from the North is designated Gateway Mixed Use Area. Located along Callander Bay Drive, this area is strategically positioned adjacent to the City of North Bay and the commercial and light industrial development that is extending further south towards Callander, linking the two communities and creating a cohesive urban experience. The Gateway Mixed Use Area designation anticipates this long-term change calls for this area to be developed with a mix of uses in a sustainable manner. Recognizing the long-term nature of this vision, the policies also allow for appropriate development in the short-term.

Policy:

1. Permitted uses include a broad range of institutional, light industrial, and commercial uses as well as medium and high-density residential uses, provided they are or can be serviced and subject to the policies of this Plan.
2. Council in consultation with the MECP, or its successor, may consider alternative sustainable servicing schemes for the Gateway Mixed-Use where the servicing is:

    a. Sustainable;
    b. Compatible with the adjacent land uses; and,
    c. Staged in such a manner to provide assurances of the operation, maintenance and functioning of such a system prior to stages of expansion.

3. New development on lands designated in the Gateway Mixed Use Area should be phased to ensure an orderly progression of development and timely provision of infrastructure and public service facilities.
4. All development in the Gateway Mixed Use Area designation shall be subject to Site Plan Control.
5. Staff may require new development to be subject to Section 13 Urban Design Guidelines.
6. In considering a Zoning By-law Amendment in the Gateway Mixed Use Area, Council will have regard to the following matters:

    a. the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;
    b. the compatibility of the proposed development on the existing and planned character of the area;
    c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
    d. the availability of existing and planned infrastructure and public service facilities;
    e. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;

f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;
g. the availability of existing or planned, or potential to enhance active transportation infrastructure;
h. impacts of the proposed development of surrounding natural features and areas and cultural heritage resources; and,
i. the relationship between the proposed development and any natural or manmade hazards.

Programs:

1. As the entrance to the municipality Callander may prepare and implement detailed Gateway Mixed-Use and Urban Design Guidelines to ensure a high-quality and unified landscape, community and function.

3.6 Open Space and Parkland

The Open Space and Parkland designation applies to all municipally, provincially and federally owned lands and some privately owned land that are intended for parks, natural areas and waterfront, recreational and institutional spaces. Some lands under the Open Space and Parkland designation have been identified as being within the Downtown Boundary Overlay.

Policies:

1. To support the protection and enhancement of parks and open space and the important ecological, and recreational services they provide. Permitted uses are limited to recreational facilities such as community centres and arenas, conservation projects, managed forests, linear and multi-use trails, public and private marinas, storm retention ponds, passive and active recreational uses, and essential public works and utilities.
2. Commercial uses which are accessory to the primary use of open space such as snack bars or concession stands, or farmers markets may be permitted, provided that the general intent and spirit of the Open Space and Parkland designation is maintained.
3. Any open spaces that are identified as natural heritage features and areas in Schedule B ‘Natural Heritage Features and Area’ of this Plan shall be protected as a permanent and long-term public resource, unless demonstrated by a technical study completed by qualified professional. Policies contained in Section 7.0 Natural Heritage Features and Areas of this Plan shall apply to these lands.
4. As a condition of development, redevelopment, consent, plan of subdivision, or plan of condominium, Callander will require the dedication of land for park or recreational purposes in accordance with the provisions of Section 42 of the Planning Act. At the Municipalities discretion they may require cash-in-lieu of parkland.
5. The conveyance of land for bicycle and pedestrian pathways is encouraged during development application review.
6. All major recreational uses shall be subject to Site Plan Control, except for recreational uses owned by the Municipality.
7. Unmaintained water access identified on Schedule D and D-1 ‘Transportation’ are not intended to be acquired, assumed, or maintained by the Municipality of Callander.

Programs:

1. Callander has adopted a Parks and Recreation Master Plan that provides an inventory and geographic database of municipal parks and open space properties, and establishes municipal parks classifications and protocol for updating these databases.
2. Callander may develop a multi-use trail system that connects major civic facilities, educational institutional, employment areas, the downtown and waterfront through open spaces by utilizing the development approval process with a view to developing these linkages for passive and active recreational uses as appropriate.
3. Callander may further delineate natural environment areas of municipal importance or in need of municipal protection along with appropriate strategies for conservational and acquisition.

3.7 Environmental Protection Area

The Environmental Protection Area designation applies to lands which contain physical characteristics, which could cause significant property damage or loss of life if development was permitted (i.e. flood plain, fish habitat, organic soils…etc.). The North Bay-Mattawa Conservation Authority has jurisdiction over many of these areas.

Policies:

1. Permitted uses are restricted to archaeological activities, passive recreational uses, active transportation trails, watershed management and flood and erosion control projects carried out or supervised by a public agency.
2. Lands designated Environmental Protection Area are subject to the policies of Section 7.0 Natural Heritage Features and Area and Section 9.0 Protecting Health and Safety of this Plan.

Programs:

1. Callander will maintain an updated inventory and geographic database of sensitive and hazardous features, and establish protocol for updates to these databases.

3.8 Conversion of Surplus Institutional Buildings

Where surplus institutional buildings exist within the Settlement Area of Callander, rezoning applications related to the conversion of surplus institutional buildings and the rezoning of vacant lands held by institutions will be considered, regardless of land use designation, based on the following criteria:

a. the need for such lands or buildings for other public uses, and their long-term value to the community;
b. the compatibility of the proposed uses with surrounding land uses and the intent of the policies in this Official Plan with respect to the proposed use;
c. for conversion to residential uses, the appropriateness of the proposed density; and,
d. the policies of Sections 3.1, 8.0, 10.0 and 12.5.

4.0 Rural Area

Callander's Rural Area applies to all lands outside of the Settlement Area. The Rural Area contains a mix of land uses that are characteristic of a rural area including permanent residential, recreational residential, recreation-based commercial uses, agriculture and mineral mining resources and mineral aggregate resources and other natural areas.

The Rural Area designation complements the Settlement Area designation. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, especially those that provide rural economic benefits that are balanced with the protection of the natural environment and resource base. Intensive development on these lands is not desired, as more suitable locations within the Settlement Area have been identified for growth. Callander does not intend to extend municipal water or sanitary services to the Rural Area. The Rural Area land use designations include:

- Rural Area
- Shoreline Area
- Island Area
- Mineral Aggregate Resource Area
- Open Space and Parkland
- Environmental Protection Area

The Rural Area land use designations are shown on Schedule A-1 'Rural Area'. Development in these designations shall be guided by the policies of this section, together with all other applicable policies of this Plan.

4.1 Objectives

It is the objective of Callander to:

1. Recognize existing rural character and permit new compatible rural development in accordance with the policies of this Plan;
2. Encourage the preservation of land to protect and enhance the natural environment;
3. Recognize existing rural uses and permit appropriate residential, commercial and industrial development in accordance with the policies of this Plan;
4. Protect existing agricultural operations from uses that would impede productive agricultural operations;
5. Recognize existing aggregate extraction and mineral resource uses and permit new or expansions to existing uses subject to the policies of this Plan, and protect aggregate extraction and mineral resource uses from incompatible land uses and minimize negative effects on neighbourhoods; and,
6. Enhance recreational services with the Rural Area and connect the Rural Area to the Settlement Area and surrounding communities through improved trail systems.

4.2 Rural Area

The Rural Area designation applies to lands outside of the Settlement Area and that are intended to protect Callander's natural amenities while providing opportunities for agriculture, agricultural-related uses and on-farm diversified uses, resource-based activities, such as forestry, mineral mining and mineral aggregate operations and other industrial uses that are

not permitted in the Settlement Area, as well as small scale-commercial, institutional, recreational and appropriate rural residential uses. The amount and type of development in the Rural Area shall be consistent with the rural, natural heritage landscape.

The Rural Area designation includes large amounts of Crown Land. Under the Public Lands Act, the Ministry of Natural Resources has the authority to regulate the use of Crown Lands through the Crown Lane Use Policy Atlas.

Policies:

1. Low density residential uses, agricultural uses, agriculture related uses, on-farm diversified uses, rural institutional, commercial and industrial uses, resort commercial uses, resource-based uses, such as forestry, mining and mineral aggregate, conservation, open space, natural resource management activities and linear open space trails are permitted in the Rural Area, subject to the policies of this Plan.
2. Hunt camps are considered to be seasonal camps used for hunting and fishing, in accordance with the following policies:

    a. A new hunt camp may be constructed on patent lands or Crown lands that do not have direct access to a public road, but where safe access is provided, subject to provincial and local requirements;
    b. Where access to a new hunt camp is proposed by means other than direct access to a maintained Municipal Road or Provincial Highway the property owners) shall be required to enter into an agreement with Callander to recognize the proposed access and absolve Callander of any liability associated with the access;
    c. Development standards for hunt camps will be defined in the Zoning By-law; and,
    d. The transfer of a hunt camp from the Crown to private ownership shall be subject to a Zoning By-law Amendment. The intent of the amendment is to consider an exemption from the established zoning requirement for the creation of new lots. It will also be a requirement of the amendment that the structure(s) and septic system comply with the *Ontario Building Code Act*.

3. The Municipality of Callander will work collaboratively with the Ministry of Natural Resources to resolve land use conflicts on privately held lands adjacent to Crown Lands.

4.2.1 Rural Residential

1. Low density residential uses are permitted in accordance with the following policies:

    a. rural residential development will be compatible with the character of the surrounding existing uses, provided no additional public services, including the extension or creation of full or partial services would be required;
    b. one single detached dwelling is permitted on any existing vacant legal lot of record, provided that it fronts onto a road that is publicly owned and maintained year round, a road developed through a vacant land condominium, or can demonstrate that they have legal access onto the property; and,

c. an individual mobile home unit or individual modular home unit is permitted as a single detached dwelling unit, provided it is constructed in accordance with the Ontario Building Code.

2. Garden suites are permitted in accordance with Section 5.7. A garden suite will be connected to the private services of the primary dwelling unit. Notwithstanding these servicing provisions, the garden suite may be serviced with their own private services if connection to the host services is not feasible. Notwithstanding these policies, a mobile home may be used as a garden suite provided that it is constructed in accordance with the Ontario Building Code. None of these policies are intended to result in the creation of a new residential lot in the Rural Area.
3. Additional residential units are permitted in accordance with Section 5.8. Notwithstanding these policies a mobile home may be used as an additional dwelling unit in an accessory structure provided that it is constructed in accordance with the *Ontario Building Code*. Additional residential units shall not require separate services from the primary dwelling unit. Separate services from the primary dwelling unit proposed for the additional residential unit in these areas may be considered on a site-specific basis, subject to an amendment to the implementing zoning by-law, and in compliance with the provisions of the amending zoning by-law with respect to shared services. None of these policies are intended to result in the creation of a new residential lot in the Rural Area.
4. New residential lot creation is permitted in the Rural Area in accordance with the following policies:

    a. new rural residential lots must have frontage on a road that is publicly owned and maintained year-round and is or can be adequately serviced by hydro, waste collection, school busing, police services, fire services and paramedic services;
    b. new rural residential lots must be compatible with their surroundings and comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in Section 9.6 Land Use Compatibility;
    c. new rural residential lots must protect and enhance rural natural heritage features and areas as described in Section 7.0 Natural Heritage Features and Area;
    d. the parcel to be severed and parcel to be retained must be at least 1.0 hectares in area and have at least 60 metres of frontage along a publicly owned and maintained road;
    e. up to four new parcels may be created from a parent parcel of land based on the date of the adoption of this Official Plan; and,
    f. rural estate subdivisions may be permitted through an Official Plan Amendment, Rezoning and Plan of Subdivision and/or Condominium to ensure that the proposed development meets local and provincial land use planning interests and objectives.

4.2.2 Agriculture

1. Agricultural uses, including farm operations, agriculture-related uses, on-farm diversified uses, and normal farm practices, are permitted. This includes small-scale agricultural uses, such as homesteading, and the growing of cannabis, which is an agricultural use are permitted, in accordance with the following policies:

a. New land uses, the expansion of existing land uses, the creation of lots, and new or expanding livestock facilities must be compatible with their surroundings and comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in Section 10.7 Natural Heritage Features and Area, including the Minimum Distance Separation Formula (MDS); and,
b. New land uses, the expansion of existing land uses, the creation of new lots, must protect and enhance rural natural heritage features and areas as described in Section 9.6 Land Use Compatibility. Existing agricultural uses are permitted to continue in and adjacent to natural heritage features and areas.

Program

1. Council may consider developing an Agricultural System Plan that recognizes agricultural lands, rural lands and agri-food network elements.

4.2.3 Rural Institutional, Commercial and Industrial

1. Rural institutional, commercial and industrial land uses are permitted in accordance with the following policies:

    a. Existing minor institutional uses such as places of worship, community centres, open spaces and parks, and clubs are permitted and will be recognized in the Zoning By-law;
    b. Existing rural commercial and industrial land uses are permitted and will be recognized in the Zoning By-law. New rural commercial and industrial land uses that is compatible with the area and does not impact municipal servicing requirements are encouraged and will be permitted through a Zoning By-law Amendment;
    c. New land uses, the expansion of existing uses and the creation of new lots must have frontage on a publicly owned and maintained road, be adequately serviced, comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in Section 9.6 Land Use Compatibility, and protect and enhance rural natural heritage features and areas as described in Section 7.0 Natural Heritage Features and Area; and,
    d. New land uses and the expansion that substantially increase the usability of an existing use will be subject to Site Plan Control.

2. Rural resort commercial uses are permitted in accordance with the following policies:

    a. Rural resort commercial uses include resort hotels, lodges, campgrounds, other tourist-oriented accommodations and uses and related outdoor recreational uses and accessory uses, including restaurants and retail shops;
    b. Existing rural resort commercial uses are permitted and will be recognized in the Zoning By-law. New rural resort commercial uses are encouraged and will be permitted through a Zoning By-law Amendment;
    c. New land uses, the expansion of existing uses and the creation of new lots must have frontage on a publicly owned and maintained road, be adequately

serviced, comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in Section 9.6, and protect and enhance rural natural heritage features and areas as described in Section 7.0 Natural Heritage Features and Area; and,

d. New land uses and the expansion that substantially increase the useability of an existing use will be subject to Site Plan Control.

3. Resource-related uses are permitted in accordance with the following policies:

    a. Resource related uses include forestry, mineral aggregate operations and mineral mining operations, including exploration and advanced exploration. Existing resource-related uses are permitted and will be recognized in the Zoning By-law. New resource related uses are encouraged and will be permitted through Zoning By-law Amendment;
    b. New land uses, the expansion of existing uses and the creation of new lots must have frontage on a road, be adequately serviced, comply with the minimum setbacks required to achieve land use compatibility with other rural land uses, as described in Section 9.6 Land Use Compatibility, and protect and enhance rural natural heritage features and areas as described in Section 7.0 Natural Heritage Features and Area;
    c. Forestry operations are encouraged to follow sound forest management practices and shall be set back from all shorelines an appropriate distance so that clearing and cutting operations do not impact the visual quality and character of the shoreline. Clear cutting shall be prohibited within 500 metres of Callander Bay, unless carried out in accordance with sound forest management practices, and maintaining appropriate vegetation buffers; and,
    d. New land uses and the expansions that substantially increase the useability of an existing use will be subject to Site Plan Control.

4.3 Shoreline Area

The Shoreline Area designation applies to lands along the shoreline of Callander Bay and the South Shore outside of the Settlement Area. This designation recognizes the areas of existing or future development adjacent to Lake Nipissing. It is intended to ensure that future development maintains or improves Lake Nipissing's water quality, protects natural heritage features and areas, such as fish habitat, preserves visual qualities that attract people to the waterfront and maintain and protect the character of shoreline residential areas.

Policies:

1. Low density residential uses, resort commercial uses, open spaces, marinas and parks are permitted in the Shoreline Area, subject to the policies of this Plan.
2. Low density residential uses, including single detached dwellings and recreational dwellings are permitted in accordance with the following policies:

    a. New low density residential development shall be compatible with the existing and planned character of the area, serviced with individual water and sanitary services appropriate for existing and planning infrastructure and public service facilities;
    b. Development standards for low density residential development shall be set out in the Zoning By-law;

c. One single detached dwelling or one recreational dwelling is permitted on any existing vacant legal lot of record, provided that it fronts onto a road that is publicly owned and maintained year round; and,
d. An individual mobile home unit or individual modular home unit is permitted as a single detached dwelling or recreational dwelling, provided it is constructed in accordance with the *Ontario Building Code*.

3. Development of shoreline lots with only water access, including islands, will be permitted where:
    a. Road access is not available.
    b. Road access cannot reasonably be provided by way of an extension from an existing road in the vicinity.
    c. Adequate docking and parking facilities are secured on the mainland to the satisfaction of the Municipality.
    d. In the case of a resort commercial use, the parcel on which such mainland facilities are located fronts on and is accessible from a year-round maintained, public road.
4. All development shall be setback at least 20 metres from the high-water mark of a surface water feature, excluding shoreline accessory structures. Within this setback a vegetative buffer of 15 metres will be created and maintained. Up to 10 percent of the trees and vegetation within the shoreline buffer may be removed to provide access and/or view corridors to the surface water feature.
5. Garden suites are permitted in accordance with Section 5.7 Garden Suites of this Plan. Due to the at-capacity nature of Callander Bay, Garden Suites shall not be permitted on lands in the Shoreline Area within Callander Bay. They are permitted on lands in the Shoreline Area deemed to be fronting on Lake Nipissing by staff. Notwithstanding these policies a mobile home may be used as a garden suite provided that it is constructed in accordance with the Ontario Building Code, and a garden suite shall utilize the water and sewage services of the primary use. None of these policies are intended to result in the creation of a new residential lot in the Shoreline Area.
6. Additional residential units are permitted in accordance with Section 5.8 Additional Residential Units. Due to the at-capacity nature of Callander Bay, Additional residential units shall not be permitted on lands in the Shoreline Area within Callander Bay. They are permitted on lands in the Shoreline Area deemed to be fronting on Lake Nipissing by staff. Notwithstanding these policies a mobile home may be used as an additional dwelling unit in an accessory structure provided that it is constructed in accordance with the *Ontario Building Code*, and such accessory structure may be serviced by its own individual water and sewage service, where appropriate. None of these policies are intended to result in the creation of a new residential lot in the Shoreline Area.
7. New residential lot creation is permitted in the Shoreline Area in accordance with the following policies:

    a. New residential lots must have frontage on a road that is publicly owned and maintained year-round or or can be adequately serviced by hydro, waste collection, school busing, police services, fire services and paramedic services or water access in accordance with the provisions outlined in Section 4.3.3;
    b. New residential lots must be compatible with their surroundings and comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in Section 9.6 Land Use Compatibility;

c. new residential lots must protect and enhance rural natural heritage features and areas as described in Section 7.0 Natural Heritage Features and Area;
d. the parcel to be severed and parcel to be retained must be at least 1.0 hectares in area, have at least 45 metres of shoreline frontage and at least 10 metres of frontage along a publicly owned and maintained road; and,
e. residential development proposals involving more than three new residential dwelling units may be permitted through an Official Plan Amendment, Rezoning and Plan of Subdivision and/or Condominium to ensure that the proposed development meets local and provincial land use planning interests and objectives.

8. Callander Bay has been deemed at capacity from a development and water quality perspective. This means that phosphorous levels in the Bay exceed provincial water quality objectives. Generally, un-serviced development, including the creation of new lots within 300 metres of Callander Bay and the Wasi River is restricted and will not be considered. Callander may consider lot creation where it can be demonstrated that one or more of the following policies can be met:

    a. Drainage of the proposed lot flows to a separate, non-sensitive watershed as a result of the physical features of the property;
    b. Detailed site-specific hydrogeological study demonstrating that the drainage of the sewage effluent effectively results in circuitous flow path that extends for at least 300m before reaching the waterbody;
    c. Sewage disposal system will result in no adverse effect on water quality;
    d. Any conventional sewage disposal system to serve new development will be setback a minimum of 300 metres from the high-water mark; and,
    e. A detailed site specific hydrogeological and soil study which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities.

9. New development that meets one or more of the above policies outlined in Section 4.3.7 will be required to enter into Site Plan Control agreement to address erosion and sediment control, stormwater management, the installation and maintenance of phosphorous removing septic systems and maintenance of the required shoreline setback and shoreline buffer.
10. Residential development applications may be required to submit a Site Evaluation Report that would describe the site and surrounding area, including natural heritage features and areas and natural hazards, the proposed development, the impact and constraints associated with the proposed development, and how the impacts and constraints can be managed or mitigated in accordance with good land use planning practices.
11. New septic systems shall be set back 30 metres from the high-water mark. Holding tanks are not permitted in the Shoreline Area. Property owners are encouraged to regularly inspect and maintain their septic systems and to replace or upgrade their septic system, when necessary and appropriate as required by the North Bay-Mattawa Conservation Authority (NBMCA).
12. Shoreline resort commercial uses are permitted in accordance with the following policies:

a. Shoreline resort commercial uses include resort hotels, motels, lodges, campgrounds, other tourist-oriented accommodations and uses and related outdoor recreational uses and accessory uses, including restaurants and retail shops;
b. New shoreline resort commercial land uses, the expansion of existing uses and the creation of new lots must have frontage on a publicly owned and maintained road, be adequately serviced, comply with the minimum setbacks required to achieve land use compatibility with other shoreline land uses as described in Section 9.6, and protect and enhance shoreline natural heritage features and areas as described in Section 7.0;
c. New shoreline resort commercial land uses within 300 m of Callander Bay shall demonstrate that one or more of the following can be met:
    i. Drainage of the proposed development flows to a separate, non-sensitive watershed as a result of the physical features of the property;
    ii. Detailed site-specific hydrogeological study demonstrating that the drainage of the sewage effluent effectively results in circuitous flow path that extends for at least 300m before reaching the waterbody;
    iii. Sewage disposal system will result in no adverse effect on water quality;
    iv. Any conventional sewage disposal system to serve new development will be setback a minimum of 300 metres from the high-water mark; and,
    v. A detailed site specific hydrogeological and soil study which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities.

d. Existing shoreline resort commercial uses are permitted and will be recognized in the Zoning By-law. New shoreline resort commercial uses are encouraged and will be permitted through a Zoning By-law Amendment. The conversion of existing shoreline resort commercial uses to residential uses is discouraged and will require a Zoning By-law Amendment; and,
e. New land uses and the expansions that substantially increase the usability of an existing use will be subject to Site Plan Control, or amendment.

Programs:

1. Callander and its partners may undertake a lake capacity study of Callander Bay and the Wasi River on a regular, periodic basis to understand lake water quality issues, opportunities, constraints and trends.
2. Callander may undertake a land use survey of the Shoreline Area and associated lands to monitor development application trends and changes to the character of the area, including waterfront setbacks and shoreline buffer areas.
3. Callander and its partners may undertake a vegetative buffer program aimed at educating the public on the importance of vegetative buffers and may undertake and establish parameters for enforcement of vegetative buffering provisions.

4.4 Island Area

The Island Area designation applies to the islands within Callander Bay. This designation recognizes the areas of existing and future development on the islands. It is intended to ensure that future development maintains or improves the water quality of Lake Nipissing, protects natural heritage features and areas, such as fish habitat, preserves visual qualities that attract people to the waterfront and maintains and protects the character of Callander Bay.

Policies:

1. Low density residential uses and open space and park uses are permitted in the Island Area designation, subject to the policies of this Plan.
2. Low density residential uses, including single detached dwellings and recreational dwellings are permitted in accordance with the following policies:

    a. new low density residential development shall be compatible with the existing and planned character of the area, serviced with individual water and sanitary services and appropriate for existing and planned infrastructure and public service facilities;
    b. new low density residential development shall be set back 30 metres from the high-water mark. Within this setback a shoreline buffer of 15 metres will be created and maintained. Up to 10 percent of trees and vegetation within the shoreline buffer may be removed to provide access and/or view corridors to the water; and,
    c. development standards for low density residential development shall be set out in the Zoning By-law.

3. New residential lot creation is permitted in the Island Area in accordance with the following policies:

    a. new lots will be water access only and will be serviced by public or private water access points with adequate boat docking facilities and adequate off-street parking facilities (see section 10.5); and,
    b. new lots must be at least 1.0 hectare in area and have at least 60 metres of lot frontage.

4. All new development on lands designated Island Area shall be subject to the provisions of policy 8 under the Shoreline Area above.

Programs:

1. Callander will maintain a publicly available landing to ensure accessibility of islands from the mainland.
2. Callander will explore the feasibility of re-establishing the Municipal Marina, including docking facilities and overnight parking to service the island community.
3. Callander will continue to review and assess the appropriateness of service levels to the islands on an annual basis.

4.5 Mineral Aggregate Resource Area

Mineral aggregates refers to significant sand and gravel resources and bedrock mineral aggregate resource areas. The Mineral Aggregate Resource Area designation, as shown on Schedule B, applies to lands outside the Settlement Area that are licensed aggregate sites and lands that have been identified by the Province of Ontario as having primary significance for surficial sand and gravel aggregate resources. The intent of this designation is to encourage the development of this resource and to protect it from development or activities that would preclude or hinder its use or which would be incompatible for reasons of public health, public safety and environmental impact.

Policies:

1. Mineral aggregate operations are permitted in the Mineral Aggregate Resource Area, subject to the policies of this Plan.
2. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
3. Other resource based land uses such as forestry, mineral exploration, recreation, open space and parks and wildlife management may be permitted provided they do not preclude future extraction.
4. Other land uses, including the creation of residential lots, that would preclude or hinder the establishment of new operations or access to the resource are not permitted unless:

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

5. Existing mineral aggregate operations shall be permitted to continue operation without the need for an Official Plan Amendment, rezoning or development permit under the *Planning Act.* New mineral aggregate operations may be permitted subject to a Zoning By-law Amendment.
6. New mineral aggregate operations must be compatible with their surroundings and comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in Section 9.6 Land Use Compatibility.
7. New mineral aggregate operations must protect and enhance rural natural heritage features and areas as described in Section 7.0 Natural Heritage Features and Area.
8. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction and to mitigate negative impacts to the extent possible.
9. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts are permitted in all areas except those areas of existing development or environmental sensitivity which have been determined to be incompatible with aggregate extraction and its associated activities.
10. The minimum separation distance for a mineral aggregate operation is intended to offer mutual protection from encroachment by incompatible uses for both sensitive uses and extractive activities. The minimum distance separation distance shall be no less than:
    a. 300 metres from a pit;
    b. 300 m from a sand and gravel deposit;
    c. 500 m from an aggregate operation.

11. Wayside pits and quarries, portable asphalts plants and portable concrete plants used on public authority contract shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

4.6 Open Space and Parkland

The Open Space and Parkland designation applies to lands intended for conservation, linear trail corridors, golf courses, marinas and established parks. The intent of Callander is to manage open space and parkland in a sustainable manner by encouraging the preservation of present and future linear trails systems to be utilized by the residents and visitors of Callander, and providing opportunities for outdoor recreation for residents and tourists.

Policies:

1. Permitted uses include: arenas, community centres, conservation uses, forestry uses in accordance with good management practices, golf courses, linear multi-use trails, public and private marinas, passive and active recreational uses, and public and private parks and facilities.
2. Callander recognizes the significance of the public park areas fronting Callander Bay and shall maintain and develop the parks for public recreational use.
3. The development and maintenance of public accesses to the shoreline is encouraged to allow for the use and enjoyment of Callander Bay. The provision of new public accesses to the shoreline shall be considered where appropriate.
4. New Open Space and Parkland along the shoreline shall be encouraged to provide adequate public access.
5. Where lands designated Open Space and Parkland are owned by the Crown, Callander has no planning control. Callander will encourage the Province of Ontario to consult with Council on all decisions with respect to the future use, development, or disposition of Crown owned lands within Callander.
6. The uses of privately owned lands in the Open Space and Parkland designation include active recreational uses such as golf courses. It is a policy of this Plan that uses shall be limited to existing uses and activities and related facilities and operations.
7. An Environmental Impact Study may be required prior to the approval of utilities, golf courses, services playing fields, campgrounds or other uses in an open space designation where environmentally sensitive land may be affected.
8. Callander will ensure that all natural environment land uses are consistent with the environmental policies of this Plan.
9. Development will generally be directed away from any natural hazards, such as flood prone areas and significant slopes. Where development is permitted, mitigation measures will be required to reduce the threat of the hazard.
10. Callander shall generally protect and enhance open space within the municipal boundary and identify locally significant natural areas for restoration and enhancement where appropriate. Callander shall encourage protection and planting of native vegetation within Municipally owned open space areas where appropriate.
11. Callander will support and participate in, as appropriate, the initiative of other agencies and interest groups to expand and interconnect the existing linear trail system.
12. Any major recreational use in this designation shall be subject to Site Plan Control, except for lands owned by the Municipality.

Programs:

1. Callander will maintain an updated inventory and geographic database of municipal parks and open space properties, establish municipal parks classifications and protocol for updating these databases.
2. Callander may develop a multi-use trail system that connects major civic facilities, educational institutional, employment areas, the downtown and waterfront through open spaces by utilizing the development approval process with a view to developing these linkages for passive and active recreational uses as appropriate.
3. Callander may further delineate natural environment areas of municipal importance or in need of municipal protection along with appropriate strategies for conservational and acquisition.

4.7 Environmental Protection Area

The Environmental Protection Area designation applies to lands which contain natural features or ecological functions of Provincial and local significance as identified by the Province, Conservation Authority or Callander. These lands possess physical characteristics, which would cause severe property damage or loss of life if development was permitted. The physical characteristics include flood and erosion susceptibility, organic soils and extreme slopes. The areas also include significant wildlife habitat, fish habitat and wetlands. The hazard areas and environmentally sensitive areas are combined in this designation to define lands that should not be developed. The North Bay-Mattawa Conservation Authority has jurisdiction over many of these areas.

Policies:

1. Permitted uses include archaeological activities; forestry and resource management uses where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area; passive recreation uses, such as nature viewing and pedestrian trail activities; snowmobiling and biking trails, and watershed management and flood and erosion control projects carried out or supervised by a public agency.
2. Any proposed alteration to an Environmental Protection Area shall be supported by appropriate justification in the form of an Environmental Impact Assessment.
3. Lands designated Environmental Protection Area are subject to the policies of Section 7.0 Natural Heritage Features and Area and Section 9.0 Protecting Health and Safety of this Plan.

Programs:

1. Callander will work with its partners to maintain an updated inventory and geographic database of sensitive and hazardous features and establish protocol for updates to these databases.

4.8 Mineral Resource Area Overlay

Callander Bay is underlay by carbonatite and related rocks, and is exposed in bedrock along the eastern shore and islands in the bay. There are two known Mineral Deposit Inventory sites which are associated with the Callander Bay carbonite complex. The Mineral Resource Area overlay, as shown on Schedule A-1, applies to lands outside of the Settlement Area that has been identified by the Province of Ontario as having high provincially significant mineral potential, given the presence of the Callander Bay carbonatite complex. Lands with secondary or tertiary significance for surficial sand and gravel aggregate resources are also shown as an overlay on Schedule A-1. The intent of this overlay is to encourage the development of this resource and to protect it from development or activities that would preclude or hinder its use, or which would be incompatible for reasons of public health, public safety and environmental impact.

Policies:

1. Mineral exploration, advanced exploration, mineral mining, mining rehabilitation and mining-related uses are permitted in the Mineral Mining Area, subject to the policies of this Plan.
2. Other resource-based land uses such as forestry and aggregate, recreation, open space and parks, and wildlife management may be permitted provided they do not preclude future extractions.
3. Other land uses, including the creation of residential lots, that would preclude or hinder the establishment of new operations or access to the resource are not permitted unless:

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

4. New advanced exploration and mineral mining proposals may be permitted subject to a Zoning By-law Amendment.
5. New advanced exploration and mineral mining proposals must be compatible with their surroundings and comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in Section 9.6 Land Use Compatibility.
6. New advanced exploration and mineral mining proposals must protect and enhance rural natural heritage features and areas as described in Section 7.0 Natural Heritage Features and Area.
7. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken, whenever feasible.

5.0 Housing

Housing is a basic human right. There is ample evidence that demonstrates that attainable and affordable housing is central to achieving various economic and social outcomes.

Land use planning can support access to attainable and affordable housing by ensuring that there is an adequate supply of land that accommodates a variety of housing options, by permitting and facilitating all forms of housing, and by ensuring the efficient use of land and effective building processes.

Callander is projected to grow steadily over the lifespan of this Plan. This growth, combined with the continued aging of the population, is expected to result in demand for approximately 608 new households.

Callander recognizes the need, importance and opportunities for a diverse range of housing types, densities and tenure. The housing policies are intended to facilitate the creation of a wide range of attainable and affordable housing opportunities in the community and guide the continued shift in dwelling unit types towards more intensive forms of development within the Settlement Area, where infrastructure and public service facilities exist or are planned.

5.1 Objectives:

1. Encourage diversity in housing types, and tenures to promote a full range of housing, including affordable housing appropriate to low and moderate income groups and people with special needs;
2. Promote residential intensification in the Settlement Area;
3. Support and promote accessibility within the housing market for persons with disabilities;
4. Callander will, at all times, maintain at least a fifteen (15) year supply of land designated and available for residential development, redevelopment, and residential intensification; and,
5. Callander will endeavour to maintain a minimum three (3) year continuous supply of residential units with servicing capacity in draft approved or registered plans.

5.2 Housing Types and Tenures

Single detached homes are the pre-dominant dwelling unit type in Callander. As Callander's population continues to grow and age, it is anticipated that demand for dwelling unit types will continue to shift towards relatively more intensive forms of dwelling units such as semi-detached, duplexes, row houses and apartment dwelling unit types. The housing policies are intended to guide this shift in dwelling unit types and continue to diversify the mix of dwelling unit types.

Home ownership is the pre-dominant dwelling unit tenure in Callander. Housing needs are anticipated to change. Diverse housing options include a range of tenures to support the current and future needs of the community. A lack of rental housing has been identified as a concern in Callander. The housing policies are intended to encourage a more balanced mix of tenure types, including ownership, rental and innovative tenures such as shared housing.

Policies:

1. Callander will encourage a range of housing types and tenures to meet the current and future needs of residents.
2. Callander will aim to diversify its housing supply resulting in a mix of 70 percent single detached units, 20 percent medium density units and 10 percent high density units in the lifetime of this Plan.
3. Callander will aim to diversify its housing supply tenure resulting in a mix of 75 percent ownership and 25 percent rental tenure, during the lifetime of this Plan.
4. Callander encourages innovative tenure options including home sharing.

Programs:

1. Callander will explore options to discourage or prohibit the conversion of rental housing to ownership housing when rental vacancy rates fall below a certain threshold in the community.

5.3 Attainable and Affordable Housing

The intent of this Plan is to encourage the provision of an appropriate range of attainable and affordable housing opportunities throughout the community.

Policies:

1. Callander will provide an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by:

    a. Ideally 25% of dwelling units will be affordable to low and moderate income households;
    b. permitting and facilitating all housing options required to meet the needs of current and future residents, in accordance with the policies of this Plan;
    c. permitting and facilitating intensification, in accordance with Section 2.3;
    d. supporting innovative housing options such as shared housing or tiny homes;
    e. directing the majority of new dwelling units to the Settlement Area, where infrastructure and public service facilities are available or planned to be available; and,
    f. reviewing and creating development standards that use land, resources, infrastructure and public service facilities efficiently.
2. Callander promotes access to housing that is affordable, adequate and suitable. For the purposes of this plan affordable housing includes ownership and rental housing that is attainable for low- and moderate- income households. Affordable housing shall be defined in accordance with applicable provincial policy/guidance.

Programs:

1. Callander will review and adjust its development standards on an ongoing basis to ensure that the development standards support the creation of attainable and affordable housing options.

2. Callander will develop and maintain an inventory of sites suitable for attainable and affordable housing.
3. Callander may develop an Attainable and Affordable Housing Community Improvement Plan to support the creation of attainable and affordable housing options through land banking, pre-servicing and incentives, amongst other tools.
4. Callander will create and maintain an inventory of attainable and affordable housing funding opportunities.
5. Callander will collaborate with its public and private sector partners to create attainable and affordable housing opportunities.
6. Callander will collaborate with these public and private sector partners to leverage and maximize attainable and affordable housing funding opportunities.
7. Callander may develop a Community Improvement Plan to incentivize the development of affordable housing.
8. Callander will work with the District of Nipissing Social Services Administration Board to monitor progress of attaining affordable housing targets within the municipality.

5.4 Supporting Housing

Supportive housing refers to a broad range of housing options and living arrangements for current and future residents that have specific needs. It includes things like home and community care arrangements, retirement homes, long term care homes, custodial housing, supportive housing and supported housing, amongst others. The housing policies are intended to recognize and facilitate these housing types in appropriate locations in the community.

Policies:

1. Supportive housing is permitted in the Residential, Downtown and Gateway Mixed Use Area in the Settlement Area. Supportive housing that involves home and community care arrangements is also permitted in the Rural Area. These land uses and associated development standards will be defined in the Zoning By-law.

5.4.1 Group Home

A group home is defined as a housekeeping unit in a residential dwelling with residents, excluding staff, whom live together under responsible supervision.

1) Group homes are permitted in all areas where year-round residential uses are permitted.

5.5 Short-Term Rentals

Short term rentals are all or part of a dwelling unit that is used to provide temporary accommodation for a period that is generally 30 days or less. This excludes bed and breakfast establishments, resorts, and motels/hotels. Short-term rentals can support tourism opportunities by providing a wider selection of accommodations.

Policies:

1. Short-term rentals are permitted in the Residential, Downtown, Gateway Mixed Use, Rural, Shoreline and Island Areas, in accordance with the policies of this Plan. Development standards for short-term rentals will be defined in the Zoning By-law.

5.6 Universal Design and Accessibility

Universal design refers to housing that incorporates, at the design and construction stage, the ability to make future changes easily and with minimum expenses, to meet the evolving needs of its occupants. It shall be the policy of Callander to:

1. Encourage all housing providers to design and develop barrier free housing.
2. Encourage the use of universal design features for new residential development, redevelopment and intensification.
3. Work with community based accessibly organizations to disseminate information to housing providers on approaches to the provision of barrier free housing.
4. Monitor on an ongoing basis the availability of modified units within the social housing sector to determine the suitability of these units in relation to identified needs.

5.7 Mobile Homes and Mobile Home Parks

Mobile homes are considered a form of attainable and affordable housing, and are similar to a single detached dwelling.

Policies:

1. Mobile homes will be permitted in accordance with the policies of this Plan.
2. Mobile home parks may be permitted through a Zoning By-law Amendment. Such applications shall consider such factors as proposed land uses, densities, servicing, utilities, internal design, aesthetics, landscaping, and the physical relationship of the mobile home park to existing adjacent development. Access points shall be limited in number and designed to minimize conflict with pedestrian and vehicular traffic.
3. Mobile home parks shall generally be developed, owned and operated as a single unit. Ownership and maintenance of internal roads, services, common elements, open space areas, and buildings shall be the responsibility of the owner.
4. New mobile home parks will be subject to Site Plan Control.

5.8 Garden Suites

Garden suites are a temporary dwelling unit, which shall not exceed 20 years, that are accessory and subordinate to the primary dwelling unit and are designed to be portable. Garden suites support intensification, and attainable and affordable housing.

Policies:

1. Garden suites may be permitted through a Temporary Use By-law and in accordance with the following:

    a. One garden suite is allowed as an accessory unit on a lot with only one existing primary dwelling unit(s);
    b. The garden suite can be adequately serviced and the services for the garden suite will be connected to the service lines or private services of the primary dwelling unit;
    c. The garden suite will be removed at the termination of its use at no expense to Callander;
    d. The garden suite is subject to the natural heritage features and areas, and natural hazard policies of this Plan, and,
    e. The garden suite must satisfy all applicable requirements of the *Ontario Building Code* and *Ontario Fire Code*.

2. Development standards for garden suites will be defined in the Zoning By-law. Garden suites may be exempt from the density limits established in the Zoning By-law.
3. Callander may require the owner of the Garden Suite or any other person to enter into an agreement to address such matters that Council considers necessary or advisable including installation, location maintenance, occupancy and removal of the structure.

Programs:

1. Callander will disseminate information on garden suites to developers, builders and residents.

5.9 Additional Dwelling Units

Additional residential units are a dwelling unit that is accessory and subordinate to the primary dwelling unit. Additional residential units may be permitted within the primary dwelling unit or in an accessory building. Additional residential units support intensification, and attainable and affordable housing.

Policies:

1. Additional residential units are permitted in a or as an accessory structure to a single detached dwelling, semi-detached dwelling, row dwelling and a town house dwelling.
2. No more than two additional residential units are permitted in association with each primary dwelling on the same lot.
3. Requirements for servicing, parking, access, landscaping and amenity areas shall be met in accordance with the provisions of the *Planning Act* and any regulations thereto.
4. Additional residential units can be adequately serviced and services for an additional residential unit will be connected to municipal service lines in the Settlement Area.
5. On lands designated as Rural Area or Shoreline Area on Schedule ‘A-1’ to the Municipality of Callander Official Plan, additional dwelling units shall not require separate services from the primary dwelling unit. Separate services from the primary dwelling unit proposed for the additional residential unit in these areas may be considered on a site-specific basis, subject to an amendment to the implementing

zoning by-law, and in compliance with the provisions of the amending zoning by-law with respect to shared services.

6. Additional residential units are subject to the natural heritage features and areas, and natural hazard policies of this Plan.
7. Additional residential units must satisfy all applicable requirements of the *Ontario Building Code, Ontario Fire Code* and *Property Standards By-law*.
8. Development standards for additional residential units will be defined in the Zoning By-law.

Programs:

1. Callander will disseminate information on additional dwelling units to developers, buildings and residents.

6.0 Source Water

Callander's drinking water sources are Callander Bay and private wells. Callander Bay serves as the drinking water source for the Settlement Area, which is serviced by a water intake pipe in the Bay. The Rural Area is serviced by private individual wells that are fed by surface water infiltration and groundwater sources. Callander Bay serves as a defining feature of the community, including being a recreational asset and habitat for a variety of flora and fauna species. Callander Bay is fed by the Wasi River and surface water runoff within the catchment area. The intent of this Plan is to recognize the importance of these surface and ground water features and to protect and enhance the features for the benefit of current and future residents.

6.1 Objectives:

1. To protect surface and groundwater drinking water sources from development that has the potential to contaminate and threaten Callander's drinking water supplies; and
2. To protect and enhance the water quality in Callander Bay and the Wasi River.

6.2 Source Water Protection

The North Bay Mattawa Source Protection Plan includes policies aimed at ensuring that significant threats to this drinking water source are monitored and managed to reduce the threat of contamination. The Source Protection Plan defines an Intake Protection Zone (IPZ) around the municipal intake pipe that is comprised of three distinct zones based on the length of time that it would take for a contaminant to enter the natural environment and reach the intake pipe. These Intake Protection Zones are shown on Schedule C 'Hazard Lands'.

Policies:

1. Pesticide storage, road salt storage, nutrient handling and storage, livestock activity, snow storage facilities and waste disposal sites represent significant threats in IPZ 1 and 2 and are not permitted in IPZ 1. Waste disposal sites also represent a significant drinking water threat in IPZ 3, or Callander Issue Contributing Area, and are not permitted in the IPZ 3.
2. All major development applications in the Rural Area serviced by individual wells, or in close proximity to existing development serviced by individual wells, will be supported by a Hydrogeological Report.
3. Callander will encourage applicants to consult with the North Bay-Mattawa Conservation Authority on all development applications within the IPZ 1, IPZ 2 and IPZ 3.

6.3 Callander Bay

Callander Bay is at capacity from a development and water quality perspective. This means that phosphorous levels in the Bay exceed provincial water quality objectives. Generally, un-serviced development, including the creation of new lots within 300 metres of Callander Bay and the Wasi River is restricted and will not be considered. Callander may consider lot creation where it can be demonstrated that one or more of the following policies can be met:

1. Drainage of the proposed lot flows to a separate, non-sensitive watershed as a result of the physical features of the property.

2. Detailed site specific hydrogeological study demonstrating that the drainage of the sewage effluent effectively results in a circuitous flow path that extends for at least 300m before reaching the waterbody.
3. Sewage disposal system will result in no adverse affect on water quality.
4. Any conventional sewage disposal system to serve new development will be setback a minimum of 300 m from the high-water mark.
5. A detailed site specific hydrogeological and soil study which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities, and shows no negative impact.
6. Lake Nipissing is a warm water lake, in-water works is not permitted from April 15th to June 1st.

6.4 Surface Water Features

Surface water features refers to any waterbody or watercourse such as lakes, rivers, streams, creeks and other natural watercourses. Surface water features do not include artificial features such as human made ponds, drainage channels, irrigation channels, stormwater management facilities or other similar features. They are a valuable resource that provides various ecological services, habitat for aquatic and terrestrial life and recreational and commercial uses such as boating and fishing.

Policies:

1. All development shall be set back at least 20 metres from the high-water mark of a surface water feature, excluding shoreline accessory structures. Within this setback a vegetative buffer of 15 metres will be created and maintained. Up to 10 percent of the trees and vegetation within the shoreline buffer may be removed to provide access and/or view corridors to the surface water feature.
2. New septic systems shall be set back a minimum of 30 metres from the high-water mark of a surface water feature. A lesser setback may be considered through a Zoning By-law Amendment. Property owners are encouraged to regularly inspect and maintain their septic systems and to replace or upgrade their septic system, when necessary and appropriate.
3. A Site Evaluation Report completed by a qualified individual may be undertaken prior to planning approvals to determine whether the required setbacks may be reduced.
4. Septic systems shall conform to the provisions of the Septic Pump-Out By-law No. 2010-1210, or its successor.
5. All new developments or expansions to existing development that substantially increase the usability of the development will be subject to Site Plan Control.
6. Development and site alteration on, abutting and adjacent to surface water features may be subject to the requirements of the North Bay-Mattawa Conservation Authority. Callander will consult with the North Bay-Mattawa Conservation Authority on all such applications.
7. Archaeological potential around water features should be addressed as directed by Section 8.2.

7.0 Natural Heritage Features and Area

A healthy natural environment is critical to Callander's sustainability. The natural and built environments are part of a broader inter-connected ecosystem. Forests, wetlands, streams, waterfront and parks and open spaces provide habitat for various aquatic and terrestrial species and contribute to clean air, water, and soil. As a result of the significant natural heritage features and areas found within Callander, the municipality is home to several unique bird species. Natural heritage features and areas and the functions they provide will be protected and preserved. The built environment will respect, preserve, and protect the natural environment, ensuring the sustainability of the community in the long term.
Callander's natural heritage features and areas include the Callander Bay Provincially Significant Wetland, other wetlands, significant habitat of endangered and threatened species, significant wildlife habitat, fish habitat and Callander's forests and trees. Known natural heritage features and areas are designated Environmental Protection Area, as shown on Schedule B 'Natural Heritage Features and Area'. The intent of this designation is to preserve and protect these features and to restrict the alteration of the physical and/or biological features of these lands.

7.1 Wetlands

Wetlands provide many valuable environmental and economic functions such as wildlife habitat, water filters and flood attenuation structures. They are classified as swamps, bogs, marshes, or fens and are valuable in their natural state for biological, social, or hydrological reasons. These include Provincially Significant Wetlands and other wetlands. These wetlands are shown on Schedule B 'Natural Heritage Features and Area'.

7.1.1 Callander Bay Provincially Significant Wetland

The Callander Bay Provincially Significant Wetland (PSW) has been identified, mapped and scored using a scientific point based ranking system known as the Ontario Wetland Evaluation System. The Callander Bay PSW is also considered to be significant wildlife habitat as it acts as a critical location for breeding, moulting and staging of bird species.

Policies:

1. Development and site alteration in the Callander Bay PSW is prohibited.

    a. Open space and passive recreation uses which do not involve site alterations and do not adversely affect the natural features or ecological functions of the wetland;
    b. Conservation uses which improve the ecological functions of the wetland; and,
    c. Uses of a scientific or educational nature are permitted.

2. Development and site alteration is prohibited on lands within 120 metres of the Callander Bay PSW unless an Environmental Impact Study (EIS) is carried out by qualified professional which evaluates the ecological function of the adjacent lands and demonstrates that there is no negative impact on the natural features or their ecological function.

3. Development on and adjacent to the Callander Bay PSW may be subject to the requirements of the North Bay-Mattawa Conservation Authority. Callander will consult with the North Bay-Mattawa Conservation Authority on all such applications.
4. Should additional Provincially Significant Wetlands be identified in Callander they shall be incorporated into this Plan and Zoning By-law by way of amendment.

7.1.2 Other Wetlands

Other wetlands include evaluated and un-evaluated wetlands that are at least 0.5 hectares in area and not part of another natural heritage feature or area or natural hazard as defined in this Plan. Wetlands provide many valuable environmental and economic functions as wildlife habitat, water filters and flood attenuation structures.

Policies:

1. Development and site alteration may be permitted in, or within, other wetlands subject to the requirements of the North Bay-Mattawa Conservation Authority; including the submission of a wetland evaluation report.
2. Development and site alteration may be permitted within 30 metres of other wetlands subject to the requirements of the North Bay-Mattawa Conservation Authority, including the submission of a wetland evaluation report.
3. Callander, in consultation with the North Bay-Mattawa Conservation Authority, may scope or waive the requirement for a wetland evaluation, where:

    a. A minor encroachment into the adjacent lands is proposed;
    b. Significant 'intervening buffers' exist between the proposed development and the wetland and adjacent lands, such as roads or existing development; and,
    c. Appropriate land use controls, such as Site Plan Control or Holding Provisions, can be utilized to ensure that development does not encroach into adjacent lands.

4. Development and site alteration on, abutting and adjacent to surface water features may be subject to the requirements of the North Bay-Mattawa Conservation Authority. Callander will consult with the North Bay-Mattawa Conservation Authority on all such applications.

7.2 Significant Habitat of Endangered and Threatened Species

An endangered species is an organism that lives in the wild in Ontario but is facing imminent threat of extinction or extirpation. A threatened species is an organism that lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address the factors threatening the species. A special concern species, lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats.

It is commonly accepted that habitat loss is one of two main reasons that a species is threatened by extinction. Preserving habitat is crucial to the survival of threatened or endangered species, as well as biodiversity and sustainability. Generally, the location of such habitat is not shown on land use schedules due to the sensitivity of the species.
Policies:

1. Development and site alteration is not permitted in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements; and,
2. Callander will advise proponents of their obligations under the *Endangered Species Act* and that where any new endangered or threatened species occurrence is identified, any development or site alteration activities must immediately cease, and the Province of Ontario must be contacted.

7.3 Significant Wildlife Habitat

Significant wildlife habitat are those areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations. In Callander, significant wildlife habitat includes Deer Wintering Yards (Stratum 1), Late Winter Moose Habitat, Moose Aquatic Feeding Areas, Sticknests, Moose Calving Sites, Reptile Hibernaculum, Waterfowl Nesting Areas, and Amphibian Breeding Areas. These features may or may-not be shown on Schedule B 'Natural Heritage Features and Area'.

Policies:

1. Development and site alteration is not permitted in areas of Significant Wildlife Habitat or within 120 metres of such habitat unless an EIS, including a wildlife habitat assessment, carried out by a qualified professional has demonstrated that there shall be no negative impact on the habitat or its ecological function. In the case of adjacent lands (within 120 metres), the ecological function of the adjacent lands must also be evaluated. Recommendations of that report shall be implemented through a site-specific Zoning By- law Amendment and Site Plan Control to ensure that no negative impacts will occur.

7.4 Fish Habitat

Callander's lakes, rivers and other surface water features support a variety of recreational fisheries. These surface water features contain fish habitat, that is, spawning grounds and other areas including nursery, rearing, food supply and migration areas that fish depend on directly or indirectly to carry out their life processes. Wasi Falls is considered to be one of the main spawning locations for walleye in Lake Nipissing. Areas that are known or thought to be fish habitat areas are shown on Schedule B 'Natural Heritage Features and Area'.

Policies:

1. Development and site alteration in fish habitat, and on lands within 120 m of fish habitat, is permitted in accordance with federal and provincial requirements and where it has been demonstrated, through a fish habitat impact assessment prepared by a qualified professional, that there will be no negative impact on the habitat or its ecological function.
2. All lands within 100 metres of Wasi River and Wasi Falls is considered significant fish habitat, due to the spawning of Walleye fish, and will be subject to federal and provincial requirements.
3. Development and site alteration on lands within 120 metres of Wasi Falls is permitted in accordance with federal and provincial requirements and where it has been demonstrated, through a fish habitat impact assessment prepared by a qualified

professional, that there will be no negative impact on the habitat or its ecological function.
4. Callander and development proponents will consult with the Province of Ontario and Department of Fisheries and Oceans and North Bay-Mattawa Conservation Authority prior to development or site alteration occurring on or adjacent to fish habitat and Wasi Falls.

Programs:

1. Callander will participate in future updates to the Lake Nipissing Fisheries Management Plan.
2. Callander will work with its partners, including the Federal Government, Provincial Government, North Bay-Mattawa Conservation Authority, neighbouring communities, including the Nipissing First Nation, on activities to improve the Lake Nipissing fishery education, fish habitat mapping and inventory, restoration and indicator development, and monitoring.
3. Callander will disseminate information to property owners on shoreline stewardship and etiquette.

7.5 Forestry and Trees

Callander has an abundance of forests and trees contributing to the vast number of recreational opportunities for local residents and visitors to enjoy. These natural assets have natural climate solutions and provide a range of environmental, economic, social and health services.

Policies:

1. New and existing development shall be encouraged to maintain existing, healthy trees and plant new trees and other vegetation. Development proposals may be required to provide a Tree Retention Plan and Landscape Plan for review and consideration.
2. Existing developments shall be encouraged to maintain existing healthy trees and plant new trees and other vegetation, as appropriate.
3. Tree planting and other landscape restoration activities shall be encouraged on public lands.
4. Maintaining, restoring, and enhancing the urban tree canopy, landscaping, and natural heritage system to minimize the heat island effect and naturally cool areas and to help mitigate flooding. Trees and vegetation will be considered as infrastructure that has measurable benefits to quality of life and to reducing the impacts of climate change.
5. Trees and other vegetation plans will be required in all future road upgrades and road construction projects, as appropriate.
6. Trees and other vegetation will be required in all future park upgrades and new park construction.
7. Preference is given to native species for any public or private development project. Where non-native species are proposed, they shall be non-invasive species. Further preference will be given to a diversity of species rather than a single species and species that are resilient to climate change and site-specific considerations, such as salt tolerance.

Programs:

1. Callander may disseminate information to residents, businesses and other property owners regarding trees and the benefits associated with trees.
2. Callander may develop a list of preferred trees and other vegetation to be used in future public and private projects, including municipal linear infrastructure projects.
3. Callander will continue to implement the Tree Canopy and Natural Vegetation By-law to regulate the injury and destruction of trees in all or parts of the community, and will update the by-law, as appropriate.
4. Callander will monitor and implement the Tree Canopy By-law to ensure development conforms to the objectives of this Policy and will revise as deemed appropriate.

8.0 Cultural Heritage and Archeology

8.1 Cultural Heritage Resources

Cultural heritage landscapes refer to a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. Several individual heritage features such as structures, spaces, archaeological sites, and natural elements, together form a significant landscape, distinctive from that of its constituent elements or parts. Built heritage resources include significant buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

Built heritage also falls under the realm of cultural heritage and is an important definition for land use planning. Built heritage is a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest to a community. These buildings may have been deemed of having cultural heritage value under the *Ontario Heritage Act* or have been included on a local, provincial, federal and/or international register.

Callander has identified the Callander Bay Heritage Museum at 107 Lansdowne East as being of cultural heritage value or interest. Given its proximity to Corbeil, Callander is associated with the Dionne Quintuplets National Historic Event and would have seen the influx of visitors that arrived to the area after the birth of the "quints". Between 1934 and 1943, three million visitors came to the area.

Callander recognizes the importance of cultural heritage resources. The intent of these policies is to encourage the identification, conservation, restoration, and enhancement of these resources. Callander also supports early engagement with Indigenous communities, in particular Nipissing First Nation, and the public surrounding cultural heritage resources.

Policies:

1. The conservation of all heritage resources be promoted.
2. All development and site alteration permitted by this Plan shall conserve significant cultural heritage resources and shall, wherever possible, incorporate these resources into any development plans. In addition, all development will be planned in a manner which conserves the context in which cultural heritage resources are situated.
3. Callander will require technical cultural heritage studies (e.g., archaeological assessment, conservation plan, heritage impact assessment) to be conducted by a qualified professional whenever a development or site alteration has the potential to affect a protected heritage property or a property with potential cultural heritage value or interest.
4. Council shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage property will be conserved.
5. Council will require any person who proposes to demolish or alter a property designated under Part IV of the Ontario Heritage Act to submit an application to council for approval under the Ontario Heritage Act. The application shall be accompanied by the material prescribed in O. Reg 385/21.

6. In considering applications for waterfront development Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.
7. The *Ontario Heritage Act* may be utilized to conserve, protect, and enhance significant cultural heritage resources within Callander through the designation, by by-law, of individual properties, heritage conservation districts, and/or landscapes sites. The Municipal Council may also establish a Municipal Heritage Committee (MHC) pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist on cultural heritage matters.
8. Callander will engage early with Indigenous communities and ensure their interest are considered when conserving cultural heritage resources.

Programs:

1. Callander may establish a Municipal Heritage Committee pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist Council on matters related to Parts IV and V of the Act.
2. Callander may develop heritage design guidelines that assist in the design, retrofit or review of heritage properties, and the design and review of new buildings to promote consistency of the built form.

8.2 Archaeological Resources

Area of archaeological potential are determined through the application of criteria established by the province or an Archeological Management Plan. Council will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Ministry of Citizenship and Multiculturalism under the provisions of a municipal provincial data sharing agreement and will use provincial screening checklists.

Callander has identified archaeological potential in various locations throughout Callander. The areas have been home to Indigenous peoples for thousands of years. Lake Nipissing had previously been used as a major transportation route between the Ottawa Valley and Georgian Bay used by Indigenous people and early European Settlers, as such high archaeological potential is present along the shoreline of Callander Bay, the Wasi River, other surface water features, landforms, historic trails and inland sites.

Policies:

1. Council recognizes that there may be (terrestrial and/or marine) archaeological sites or areas of archaeological potential within the boundaries of the Municipality. Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented, and conserved.
2. Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*. Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing an archaeological site and considered to have archaeological potential. When development has the potential to impact a known or suspected

cemetery or burial site, Council shall require an archaeological assessment by a licensed consultant archaeologist.

3. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Services Delivery and Procurement.

8.2.1 Marine Heritage Resources

1. A marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* may be required if partially or fully submerged marine features or items of cultural heritage value are identified and impacted by shoreline and waterfront developments.
2. Any marine archaeological resource that is identified must be reported to the MHSTCI immediately. MHSTCI shall determine whether the resource shall be left on location or may be removed, through excavation, by licensed marine archaeologists.

9.0 Protecting Health and Safety

Natural, physical and environmental processes can produce unexpected events that may result in damage to property, injury, loss of life, and changes to the natural environment. Natural hazards include events such as flooding, erosion, unstable bedrock, and slope failure. Human-made hazards also exist which result from human activities that modify or disrupt the landscape in a manner that threatens the health and safety of people and the environment.

The intent of this Plan is to minimize the risk to public health and safety and to property by restricting development within areas identified as being susceptible to natural and human-made hazards. This Plan is also intended to prevent further aggravation of existing hazard and to direct new development away from lands that are impacted by such hazards where there is an unacceptable risk to public health, safety or of property damage. The lands subject to natural and human-made hazards are shown as an overlay on Schedule C 'Hazard Lands'.

9.1 Flood Hazards

There are two types of flood hazards: (1) those associated with Lake Nipissing, which is considered to be a large inland lake; and (2) those associated with other surface water features in the community.

Policies:

1. All lands along the shore of Lake Nipissing below the 100-year floodplain elevation, excluding those areas where inflowing streams can cause greater flood depth are considered part of the Large Inland Lake Policy Area, as demonstrated on Schedule C 'Hazard Lands'. All land uses are permitted within the Large Inland Lake Policy Area subject to adequate protection from flood, ice and wave damage. When deemed relevant by Callander, in consultation with the North Bay-Mattawa Conservation Authority, consideration shall be given to the effect of the proposed development on accretion or depletion of the shoreline and its impact on abutting properties.
2. All proposed development, redevelopment and site alteration within the Large Inland Lake Policy Area shall be subject to the approval of the North Bay-Mattawa Conservation Authority.
3. All land within the Large Inland Lake Policy Area is subject to Site Plan Control.
4. Development or redevelopment located within a flood plain are subject to the following:

    a. that floodproofing to the regulatory flood elevation as determined by the North Bay-Mattawa Conservation Authority be undertaken, subject to the approval of the North Bay-Mattawa Conservation Authority; and,
    b. that the applicant enter into a Site Plan Control Agreement with Callander regarding floodproofing, ice and wave protection, the site of structures, access, drainage, and the protection of shoreline vegetation.

5. The flood hazard overlay applies to land where preliminary identification of environmental constraints have been completed. Callander, and the North Bay-Mattawa Conservation Authority will require a more detailed assessment on a site-by-site basis to determine permitted land uses.

Program:

1. Callander will work with the North Bay-Mattawa Conservation Authority to update flood and other natural hazard mapping within the community.

9.2 Erosion, Unstable Soils and Steep Slopes

Erosion, unstable soils, and steep slopes can cause the loss of land, such that the land may be unable to support structures, and therefore pose a threat to life and property. Development shall only be permitted where the effects of such hazards can be avoided or successfully mitigated.

While areas that are susceptible to erosion, unstable soils, and steep slopes have not been mapped, this issue should be considered at the time of development review and site assessment.

Policies:

1. Land uses that are in conformity with the underlying land use designation may be permitted, subject to satisfying the policies of this Section, except for those uses that are explicitly prohibited. Existing buildings and structures shall be recognized as permitted uses.
2. A geotechnical study shall be required for proposed development on sites with potential for erosion, unstable soils, or steep slopes. The study shall be completed by a qualified geotechnical engineer, consistent with criteria established in NDMNRF guidelines. For new development, the geotechnical study shall satisfy that the hazards can be avoided. In the case of existing development undergoing expansion or change of use, such study will determine how the hazard can be mitigated.
3. Development and site alteration on abutting and adjacent to hazard lands may be subject to the requirements of the North Bay-Mattawa Conservation Authority. Callander will consult with the North Bay-Mattawa Conservation Authority on all such applications.

9.3 Abandoned Pits and Quarries

Abandoned aggregate pits and quarries present a challenge as they pose a hazard to the public and the environment and involve large parcels of land that are unproductive or incompatible with surrounding land uses. Rehabilitation is addressed in the *Aggregate Resource Act*. The intent of this Plan is to ensure that new development is adequately protected from these hazards.

Policies:

1. Callander will encourage the rehabilitation of abandoned pits and quarries.
2. Abandoned pits and quarries shall be rehabilitated prior to the approval of new development.
3. Development, redevelopment and site alteration on lands abutting or affected by an abandoned pit or quarry must be supported by study completed by a qualified individual that:

a. Identifies any potential safety hazard;
b. Demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard;
c. Establishes procedures for site rehabilitation and mitigation of the safety hazard; or,
d. Provides evidence that potential hazards do not exist on the site.

9.4 Contaminated Lands

Contaminated sites are those lands where the environmental condition of the property have been harmed through past activities. While such lands represent a potential hazard due to real or potential environmental contamination, opportunities for brownfield redevelopment may exist. Brownfield sites represent opportunities for potential redevelopment and reintegration into the local community, if they are properly remediated to suit a new use of the site. Contaminated sites are not mapped as part of this plan.

Policies:

1. Prior to the development on a site that is known or suspected to be contaminated, a Phase I Environmental Site Assessment (ESA) will be required.
2. Where a Phase I ESA reveals that a site may be contaminated, a Record of Site Condition will be required prior to the issuance of building permit approval.
3. Management of excess soil shall be in accordance with O.Reg. 406/16 On-Site and Excess Soil Management.
4. All contaminated lands may be subject to Site Plan Control and/or holding provisions in the Zoning By-law.

Programs:

1. Callander may develop a Brownfield Community Improvement Plan to stimulate the revitalization of brownfield properties in the community.

9.5 Waste Disposal Assessment Areas

The Waste Disposal Assessment Area identifies where the existing or prior use of land for disposal of waste may have an impact on future uses of these lands and possibly adjacent lands. These areas are shown on Schedule C ‘Hazard Lands’.

Policies:

1. In areas identified as Waste Disposal Assessment Areas uses may be permitted by Callander in consultation with the Province and in accordance with the underlying land use designation, provided that:

    a. Written approval has been received from the Province that the development satisfies the provisions of the *Environmental Protection Act*;
    b. Studies have been carried out to the satisfaction of Callander and the Province and in accordance with the policies of this Section of the Plan that show that the development is compatible and can safely take place;
    c. Callander shall require the construction and phasing of all development to coincide with the control of any problems identified by the engineering studies;

d. Studies of gas, leachate and hydrogeology, shall be carried out by a qualified engineer and/or Hydrogeologist;
e. Callander shall be satisfied with the required studies with respect to any matter regarding structural stability, health, safety, and integrity of any and all structures, and may obtain peer review of the study at their discretion; and,
f. Notwithstanding the land use designations on the various Schedules to this Plan, residential development will not be allowed to proceed in areas identified by Sections b. and d. above, as containing organic or chemical wastes.

2. Only land uses compatible with potential impacts of waste disposal sites or their engineered controls will be permitted and may have to be determined by Amendment to the Zoning By-law as supported by the results of studies conducted under this Section.
3. Potentially contaminated lands and adjacent lands within 300 metres of a former waste disposal site may be zoned in a holding category as an interim measure until they are deemed suitable for development.
4. Development proposals within 500 metres of any open, closed, or inactive Waste Disposal Assessment Area will be accompanied by a study prepared by the proponent that meets the requirements of the Provincial Guideline D-4: Land Use on or Near Landfills and Dumps. The study will address any mitigation measures required.
5. Industrial uses, gravel pits and quarries, mining activities, wood harvesting and other forestry activities and new accessory buildings such as barns or private garages and renovations to existing residential buildings shall not be subject to the policies of this section.
6. An amendment to this Plan will be required for a new waste disposal assessment area.

9.6 Land Use Compatibility

Noise, vibration, odour, and other contaminants resulting from certain uses can impact adjacent land uses, and the residents, businesses, and visitors of Callander. Managing these adverse effects is important to ensuring the health and well-being of residents and the compatibility of neighbouring uses so as not to create conflicts.

Policies:

1. In reviewing any development application, Council shall be satisfied that the proposed use will be, or can be made to be, compatible with surrounding uses in accordance with Provincial guidelines.
2. Influence areas and minimum separation distances between industrial land uses and sensitive land uses will be determined in accordance with Provincial Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses. Proponents may be required to provide supporting technical studies, prepared by qualified individuals in accordance with Provincial guidelines, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures.
3. In the absence of technical studies prepared according to Provincial Guideline D-6 which identify an actual influence area, the minimum separation distances required between industrial uses and residential or other sensitive land uses shall be:

    a. Class I Industries: 70 metres;
    b. Class II Industries: 300 metres; and,
    c. Class III Industries: 1,000 metres

4. With the support of technical studies, prepared under Provincial Guideline D-6, the following minimum separation distances in accordance with Provincial guidelines shall apply between industrial uses and residential or other sensitive land uses:

    a. Class I Industries: 20 metres;
    b. Class II Industries: 70 metres; and,
    c. Class III Industries: 300 metres

5. Separation distances between potentially conflicting land uses shall be measured in accordance with Provincial Guideline D-6.
6. Separation distances between sensitive land uses and sewage treatment facilities shall be measured in accordance with Provincial Guideline D-2.
7. Where residential or other sensitive land uses are proposed in proximity to aggregate operations or lands zoned to permit future aggregate operations, the standards for Class III Industries shall apply.
8. New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with MDS Formulae, as amended from time to time.
9. Separation distances or appropriate remedial measures use will be established in the Zoning By-law or through development approval processes.
10. Residential areas, and other sensitive land uses, such as hospitals, schools and nursing homes, will be protected from undesirable air quality and excessive noise/vibration through good land use planning, Site Plan Control, and building control. Proponents may be required to carry out noise and/or vibration assessments or other technical studies and determine control measures, which are satisfactory to Council, in meeting the Provincially recommended sound and vibration limits in accordance with Provincial Environmental Noise Guideline NPC-300 or its successors.
11. For any proposed residential development or other sensitive land use in close proximity to a major source of noise, vibration, or emissions, such as a provincial highway, an airport, a railway, or aggregate operation, or where a development which could be a major source of noise proposes to locate in close proximity to existing residential development or other sensitive land use, the proponent may be required to conduct a noise, vibration, and/or emissions study. The study shall be prepared in accordance with Provincial guidelines, including NPC-300, satisfactory to Council and the recommendations may be incorporated into a development agreement. Council will consider any potential noise problem in determining the appropriateness of the proposed development.
12. Uses proposed within these buffer areas may be subject to noise feasibility and/or detailed noise studies in accordance with NPC-300 or its successors.

9.7 Wildland Fire

Wildland fire hazard and associated risks are created when human activity and development intersect with forested areas. MNR has reviewed and classified hazardous forest types for wildland fire that are associated with the risk of high to extreme wildland fire.

1. Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by MNRF.

2. In the absence of detailed municipal assessments, proponents submitting a planning application may be required to undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent lands (to the extent possible). If development is proceeding where high to extreme risk for wildland fire is present, measures should be identified by proponents to outline how the risk will be mitigated.
3. Lands determined to be of high to extreme risk for wildland fire may be designated as Site Plan Control areas.
4. Wildland fire mitigation measures which would result in development or site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, or in the habitat of endangered and threatened species except in accordance with provincial and federal requirements.

9.8 Unidentified Hazards

In some circumstances, the scope or extent of a hazard may not be known. Where a proposal is on or near lands that include a suspected hazard or if the extent of a known hazard has not been confirmed, Callander must be satisfied that the proposed development will not be affected. The development proposal should be designed to avoid the hazard or engineered to withstand the hazard where permitted. Callander may require supporting technical studies prepared by a qualified individual to determine the extent of the hazard and appropriate mitigation measures.

10.0 Mobility

Mobility matters. The design of the active transportation and transportation networks influences the choices that people make to get to and around Callander, be it to go to work, shop, or a favourite recreational activity. The connection between mobility planning and land use planning is paramount. Land use and mobility planning must be integrated to ensure that Callander's strategic economic, environmental and population health outcomes are realized. Callander plays an important role to ensure a sustainable and integrated transportation network. The intent of this Plan is to provide the broad framework necessary to achieve a sustainable and integrated transportation network.

10.1 Active Transportation

Callander's active transportation network consists of various sidewalks, paved shoulders, the Trans Canada Trail, including Kate Pace Way, Cranberry Trail and informal bicycle routes such as the Corbeil Circle and Powassan Circle Routes. Callander completed an Active Transportation Plan in 2013 to establish an active transportation vision for the community and recommend various active transportation improvements. Existing active transportation infrastructure and proposed active transportation improvements are shown on Schedule D 'Transportation, Utilities and Phasing'.

Policies:

1. The existing active transportation network will be maintained and expanded in accordance with the Active Transportation Plan and this Plan.
2. Development proposals will be reviewed to ensure that there is adequate pedestrian and bicycle facilities in new developments. Callander may acquire lands to provide active transportation facilities as a condition of approval. Bicycle parking facility development standards will be defined in the Zoning By-law.
3. Sidewalks shall be required for the proposed development of a Plan of Subdivision or Condominium and may require that they connect to existing sidewalks at the expense of the developer.
4. New active transportation infrastructure will be designed to be safe, accessible, and enjoyable.

Programs:

1. Callander will work with the Province of Ontario to encourage a paved on-road dedicated bicycle facility or multi-use pathway from Highway 11 to the municipal boundary west of Tillicum Road.
2. Callander will work with its partners to promote regional cycling between Callander, East Ferris, North Bay and Nipissing Village.
3. Callander will develop pedestrian connections between St. Theresa Elementary School and the community, as appropriate.
4. Callander will develop pedestrian facilities on King Street and Swale Street and complete missing pedestrian facilities on High Street.
5. Callander will support pedestrian safety on streets with paved shoulders such as Osprey Links, Pleasantview Place and Woodlands Drive subject to stormwater management.

6. Callander will install new bicycle parking racks at the intersection of Main and Lansdowne, parks and beaches, boat launch on Lansdowne, community centres, and the Municipal Office.

10.2 Roads

Callander's road network consists of provincial highways, arterial roads, collector roads, local roads and private roads. The intent of the Roads policies is to protect and enhance the road network to ensure that it meets the needs of current and future residents. The existing road network and road network hierarchy is shown on Schedule D 'Transportation, Utilities and Phasing'.

Policies:

1. All development adjacent to and within the permit control areas established by the Province of Ontario for Highways 11, 94 and 654 will require provincial approval. Callander will consult with the Province of Ontario for all such development applications. Highway 11 is a controlled access highway. New access to Highway 11 is not permitted.
2. Arterial roads are designed to connect Callander to other centres and facilitate the movement of people, goods and services. New access to arterial roads is restricted and may be permitted if there is not reasonable alternate access to an existing lot of record. Right-of-way widths should generally be a minimum of 30 metres wide, where possible.
3. Collector roads are designed to connect neighbourhoods or connect neighbourhoods to arterial roads. New access to collector roads is permitted but shall be minimized. The planned right of way for collector roads is 24 metres.
4. Local roads are designed to connect properties within a neighbourhood. New access to local roads is permitted. New local roads will be developed through the Plan of Subdivision approval process. The planned right of way for local roads is 20 metres.
5. All new lots will front onto public roads that are maintained year-round.
6. Private roads are designed to connect properties to existing publicly owned and maintained roads. Callander does not intend to assume control (ownership and maintenance) for private roads. Callander may assume control if the proponent has upgraded the road to municipal standards.
7. Any proposals for trail crossings of a Provincial highway will require the prior approval of MTO. Additionally, crossings may be permitted subject to restrictions, trails running along the MTO right-of-way will not be permitted.

Programs:

1. Callander will develop a policy and procedure to guide the submission, evaluation and decision making on any future requests to assume control over public roads.
2. Callander will develop road designs for all future roads, which will include sidewalks and storm sewers.

10.3 Transit

Currently, there are no transit services provided within Callander. Understanding that there is a greater need to connect Callander through transit and Callander to surrounding communities, in particular the City of North Bay through transit, opportunities for transit development are supported by this Plan.

Policies:

1. All arterial and collector roads should be designed to accommodate transit, through the provision of adequate right-of-way widths that can accommodate transit infrastructure facilities.
2. As transit stops and routes are developed. Callander will ensure that there is sufficient seating and weather protection to ensure accessibility for all.

Programs:

1. Callander may complete a demand-based transit model to assess where transit is required and when.
2. Callander will work with the City of North Bay and neighbouring communities to work towards a transit model that connects Callander to surrounding communities.

10.4 Parking

The supply and cost of parking play a key role in the operation of the transportation network. These factors also influence the individual choices regarding how to get to work or shop. Parking policies may even impact preferences as to where we live, an important consideration in the promotion of residential uses in the Downtown. Parking includes metered and unmetered spaces, private off-street lots and public off-street lots.

Policies:

1. New developments generally must provide an adequate supply of parking to meet anticipated demands. Parking development standards will be defined in the Zoning By-law.
2. The Zoning By-law may include further provisions which promote a range of parking space types, including electric vehicle charging infrastructure, parking for smaller fuel-efficient vehicles, and parking for bicycles.
3. Parking standards for land uses and areas within Callander may be reduced if demonstrated through a justification or study undertaken for such purpose.
4. Opportunities to reduce parking standards for development and intensification supported by a Transportation Demand Management Strategy.

Programs:

1. Callander may undertake a study to examine the feasibility of reducing parking standards for land uses (e.g. commercial) or areas of the community (e.g. Downtown Development Area).

10.5 Water

Like many communities along Lake Nipissing, Callander has a long history of water-based transportation for commercial, recreational and non-recreational purposes. Public water access points are important and valued community assets, and essential transportation infrastructure. The intent of this Plan is to recognize water-based transportation as an important and viable mode of transportation in the community and ensure that such infrastructure is planned and designed to support long-term public access, public safety and compatibility with adjacent land uses.

Policies:

1. The Municipality shall identify, protect and maintain at least one municipally owned and publicly accessible water access landing that provides safe, functional, and year-round access for transportation, servicing and emergency access to existing and future properties within Callander Bay. Where changes to such access are proposed, the Municipality will ensure that equal access is provided prior to, or concurrent with, any changes.
2. Development, redevelopment or site alteration on lands adjacent to any municipally owned and publicly accessible water access shall be compatible with such access and shall not reduce, impair or eliminate the function or capacity of such access.
3. Mainland parking and docking facilities for water access properties including islands may also be provided through commercial marinas, private individual access points, or private waterfront landings.

10.6 Lakeshore and Road Allowance

Lakeshore and road allowances are lands originally laid out by a Crown Surveyor, including both road allowances shown on an original township survey and those shown along the water.

Policies:

1. Callander will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands. Road allowances leading to water will not be sold to abutting property owners unless alternate public access is available in the immediate area.
2. Road allowances, or portions of an allowance, may be closed and sold to abutting land owners only after Council, on an individual basis, has reviewed the concerns of adjacent and area landowners, other approval agencies such as the Province and/or the North Bay-Mattawa Conservation Authority, Ontario Hydro and Bell Canada with respect to the extent and the shape of the portions to be closed.
3. Where road allowances along the shores of lakes or rivers have been laid out in locations where they are not required for pedestrian or vehicular traffic or to protect public access or natural resource values, it shall be the general policy of this Plan to permit such road allowances to be stopped up and sold to the abutting land owners in accordance with the *Municipal Act*. The proceeds of such sales shall be used to fund the acquisition of land or facilities for public recreation purposes.
4. In its assessment of applications for the closure and sale of public road allowances along shorelines, Council shall have regard to the following:

    a. Road allowances, or portions of an allowance, that are or will be used for public waterfront recreational use, public access, emergency access, public travel and portage or other municipal purposes shall be reserved.
    b. Road allowances or portions of an allowance that contain, abut or provide access to important fish spawning areas, wildlife habitat or other environmentally sensitive features or portions on which significant historical or cultural features have been identified shall be reserved.

5. Only the portion of the road allowance above the natural or regulated highwater mark may be sold.
6. Lands that are subject to flooding or other hazards may be sold. However, any excavation, or construction or the placement of fill on these lands will be subject to the approval of the Province and the North Bay-Mattawa Conservation Authority.
7. It shall be the policy of Council to protect lake and riparian ecosystems by encouraging the retention of shoreline areas in as natural a state as possible. In this regard, an appropriate setback will be established in the Zoning By-law to restrict the placement of buildings and structures within the shoreline area. Subdivision agreements and site plan control agreements will be utilized to further minimize impacts.
8. Additions, reconstruction and the alterations to legally existing buildings generally will be permitted provided such changes do not further encroach into the front yard setback.
9. All costs incurred in the closing and sale of a road allowance or lakeshore road allowance shall be paid for by the respective landowner who shall be subject to any additional fees or requirements that may be determined by Callander.
10. MTO will restrict back lots from using other property owner's entrances and will require that new cottages or developments only be permitted to access the provincial highway from existing public roads or new public roads that meet MTO's access management practices and principles.

Program:

1. Callander will update Land Sale By-law and follow applicable process.

11.0 Infrastructure and Utilities

Municipality of Callander contains a range of infrastructure to support daily life. This includes a municipal drinking water system, municipal sewage system, stormwater management facilities and waste management. Providing and maintaining civic infrastructure and services is an important responsibility of Callander and contributes to the well-being of the community. It is the intent of this Plan to ensure that municipal services are adequate and able to effectively service existing and proposed development. The design and provision of most civic infrastructure and core services are guided by provincial policies, regulations and guidelines. Policies with respect to transportation infrastructure is provided in Section 10.0 Mobility of this Plan. In addition, 'soft' infrastructure that contribute to the high quality of life of Callander residents such as parks and recreational facilities, is provided in Sections 3.6 'Open Space and Parkland' (Settlement Area), Section 4.7 'Open Space and Parkland' (Rural Area) and Section 8.0 'Cultural Heritage and Archaeology'.

11.1 Water and Sewer

The Municipality of Callander is tasked with the sole responsibility for the supply and distribution of water and sewage disposal services within Callander. Municipal water and sewage disposal services are provided to the Settlement Area of Callander, while the Rural Area is primary serviced by individual wells and individual on-site septic systems.

Policies:

1. All development within the Settlement Area shall be serviced by public water and sewage disposal services, with the exception of the Gateway Mixed-Use areas. For development proposals of more than five units with individual on-site sewage systems, hydrogeological studies shall be required in accordance with Guideline D-5-4. For development proposals or more than five units on individual private wells, an assessment of water supplies shall be completed in accordance with Guideline D-5-5.
2. Callander shall ensure that sewer and water services are provided in a manner that:

    a. Can be sustained by the water resources upon which such services rely;
    b. Prepare for the impacts of a changing climate;
    c. Is feasible and financially viable over their lifecycle; and
    d. protects human health and safety, and the natural environment

3. Callander will promote water conservation and water use efficiency.
4. Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are permitted for multi-unit/lot development. Communal water supply or sewage disposal systems are not permitted within the Settlement Area without an Official Plan amendment.
5. All development outside of the Settlement Area shall be serviced by private on-site water and sewage services:

    a. for sewage systems designed to treat more than 10,000 litres of effluent per day, approvals are required from the Province of Ontario.
    b. for sewage systems designed to treat less than 10,000 litres of effluent per day, approvals are required from North Bay Mattawa Conservation Authority.

6. Development in the Rural area shall demonstrate, to the satisfaction of Council, that the development will not have adverse impacts on neighboring wells or sewage disposal systems and on surface and groundwater quality.
7. Development supported by communal water or sewage treatment, except for a resort commercial use, within the Rural Area will require an Amendment to this Plan, and a financial impact analysis for the services and an agreement with securities to ensure that the services do not create potential liability to Callander.
8. Callander shall optimize the use of existing infrastructure and consider opportunities for adaptive reuse of old infrastructure such as water main lining, prior to replacing infrastructure with new infrastructure.
9. All new sewage disposal systems should utilize new technology in sewage disposal systems and be developed in a manner that reduces nitrate and phosphate in the effluent and hence the impact on adjacent waterbodies.
10. Upgrading or replacement of infrastructure in need of improvement will be conducted as required and generally in accordance with Callander's Asset Management Plan as appropriate;
11. Allocation of sanitary sewage treatment capacity shall occur upon draft approval of a development of Plan of Subdivision or through the rezoning of a single site for multiple residential, commercial or industrial uses only after subdivision, condominium or site plan agreements have been completed and the necessary securities have been put into place. Council may, through a subdivision agreement, impose a limit on the amount of time that allocation of sewage capacity can be held before a building permit is issued.

Program:

1. Callander will continue to monitor and undertake appropriate actions to track the sewage lagoon capacity, and improve the efficiency of the sewage lagoons.
2. Callander will prepare a Water/Wastewater Infrastructure Master Plan.

11.2 Water and Sewer Extensions

1. The extension of municipal water or sewage disposal services to development outside of the Settlement Area will be considered on a case-by-case basis, where such extensions are necessary to address failed on-site septic and water service, and at no additional servicing costs to the municipality. The following criteria shall also be considered:

    a. Alternative sources of water supply are not available or adequate;
    b. A health hazard exists; and/or
    c. Environmental degradation is occurring.

2. Extensions and expansions to municipal services to accommodate new development shall be done at the cost of the developer, and where it can be demonstrated that the additional servicing costs will be offset by increased assessment or other benefits to Callander.
3. Where services are oversized to accommodate future development, Callander may enter into an agreement with the developer to assist in the recovery of additional costs incurred as the result of oversizing services.

11.3 Development Staging

1. Schedule D ‘Transportation, Utilities and Phasing’ outlines a development staging plan for the Callander Settlement Area. The development staging plan is informed by the capacity of the sewage lagoon.
2. The Stage 1 development areas may develop in accordance with the policies of this Plan, on the basis of the availability of the capacity of the sewage lagoon, as it existed on the date of the adoption of this Plan.
3. This Plan recognizes that the capacity of the sewage lagoon is constrained and may prevent fully serviced development within the Stage 2 development area. Development within the Stage 2 Development Area shall only proceed where sufficient municipal water and wastewater servicing capacity has been allocated in accordance with the Municipality's Water and Wastewater Capacity Allocation Policy, as amended from time to time.

   The Municipality may require the submission of technical studies, including a sewage lagoon capacity assessment, to demonstrate that adequate servicing capacity exists to accommodate the proposed development and that the development will not adversely affect the operate of municipal water or wastewater infrastructure.

   Where the Municipality determines that sufficient wastewater servicing capacity is not available for allocation, the proponent may be required to undertake an Environmental Assessment or other studies satisfactory to the Municipality to identify and evaluate servicing improvements necessary to support the proposed development.

   Draft plan approval may be granted notwithstanding the absence of available wastewater servicing capacity, provided appropriate conditions are imposed.

11.4 Stormwater Management

Stormwater management assists in protecting and improving water quality. It controls the quantity of stormwater runoff to reduce erosion and flooding and improves the quality of stormwater runoff. Stormwater management includes water resulting from storm events or a thaw. Understanding that land use activities directly and indirectly impact stormwater management, such as impervious surfaces (i.e. roads, driveways, rooftops) which prevent infiltration and can lead to forced flow overland, increased flood risk, pollution and erosion, it is important to have adequate stormwater management measures in place. The intent of the stormwater management policies is to ensure that consideration is given to stormwater management, the quality and quantity of stormwater runoff, and off-site impacts for proposed development. Further, naturalized stormwater management practices to help reduce capital and maintenance costs and to support sustainable practices are encouraged by this Plan.

Policies:

1. All commercial, industrial, institutional, recreational and multiple residential development proposals shall be supported by Stormwater Management (SWM) reports. The content and scope of the report shall be determined when the development is proposed.
2. New development shall consider the impacts of stormwater on the quality and quantity on the lands and waters downstream. Stormwater Management Plans shall be required as a condition of development approval within the Callander Settlement Area and for any large-scale development, or Plan of Subdivision within Callander.

3. Municipal Council requires that all detailed stormwater design plans be completed in accordance with the guidelines of the current MECP Stormwater Planning and Design Manual for all commercial, industrial, and institutional development, and multiple residential development. Council may recommend additional specific requirements on a case-by-case basis.
4. Stormwater management plans for development adjacent to and in the vicinity of a provincial highway must be prepared in accordance with Ontario Ministry of Transportation (MTO) guidelines and must be reviewed and approved by MTO.
5. The Plan will include identification of the receiving waterbody, design objectives to be applied, and a description of the stormwater management practices to be applied, in accordance with the relevant Provincial policies and guidelines. Proponents are encouraged to consult with the relevant ministries and agencies.
6. Increases in runoff from development shall be minimized in accordance with best management practices and watershed needs. The impact of any proposed development on local and area-wide drainage patterns shall be identified. An appropriate method of managing surface runoff shall be developed and implemented as a condition of approval, according to the following policies:

    a. Post-development flow rates shall not exceed pre-development flows;
    b. Plans shall minimize or prevent increases in contaminant loads;
    c. Retention of existing tree cover and natural vegetation or the provision of grassed and natural areas shall be encourages to facilitate absorption;
    d. Erosion and siltation control measures shall be included in grading and drainage plans;
    e. Development which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected properties;
    f. Low Impact Development (LID) alternatives, to manage stormwater as close to its source as possible, will be encourages, especially for larger scale developments;
    g. Use of best management practices; and,
    h. Other matters as determined by Callander.

Programs:

1. Callander will implement a municipal wide storm water management approach which will include, but is not limited to:

    a. Education about stormwater management;
    b. Implementing a point source monitoring plan to monitor specific sources of pollution; and,
    c. Improved snow disposal sites.

2. Callander will monitor existing publicly and privately owned stormwater management systems, through the development of minimum inspection and maintenance standards.
3. Callander will undertake a stormwater management master plan for the Settlement Area in conjunction with its partners such as the North Bay Mattawa Conservation Authority and Ministry of Environment, Conservation and Parks.

11.5 Waste Management

Waste management refers to sites and facilities to accommodate solid waste and includes recycling facilities, transfer stations, processing sites and disposal sites (such as landfills and incinerators). Solid waste disposal is provided by the City of North Bay.

Policies:

1. Strive to facilitate waste diversion from the landfill through the development, support and where feasible expansion of waste diversion initiatives such as additional plastics recycling, and organics composting; and
2. Consider the implications of development and land use patterns on waste generation, management and diversion.

Program:

1. Callander will work to develop partnerships to aid in investigating methods to decrease waste production and increase waste diversion efforts.

11.6 Utilities

There are public and private sector entities that are responsible for the delivery, regulation and maintenance of energy and communication services including oil and gas lines, and communication systems. It is the responsibility of these organizations to comply with the regulatory framework established by the government.

Policies:

1. Proactively work with outside agencies and stakeholders to appropriately plan for and support telecommunications infrastructure development.
2. Protect existing utility corridors through appropriate land use and development controls.
3. Discourage the placement of utilities within 120 m of a waterbody, or natural heritage feature.
4. Review applications for the construction of new utilities and encourage that they be installed in an efficient and economical manner with minimal disruption to the existing development and natural environment.
5. The National Energy Board shall be consulted by Callander on any development proposed within 200 metres of the TransCanada pipeline(s) Any development within 30 metres of the right-of-way of the TransCanada pipelines which involves excavation, blasting and any movement of heavy equipment is regulated by and subject to the approval of the National Energy Board.
6. A minimum 7 metre setback shall be maintained from the TransCanada pipeline(s) right-of-way. A reduction will only be considered where it can be demonstrated, to the satisfaction of TransCanada, that it will not compromise the safety and integrity of the pipeline.
7. Telecommunications infrastructure is regulated by Innovation, Science and Economic Development Canada (ISED). While Telecommunications towers are exempt from municipal zoning by-laws, there is a public consultation protocol and proponents are required to obtain a “letter of concurrence” from Callander, which is then submitted to ISED to indicate Callander’s support of the installation of the new telecommunications tower.

8. Where deemed appropriate by Callander, utility corridors are encouraged to be placed underground.

Programs:

1. Council will support funds towards burying infrastructure underground such as hydro lines where appropriate, particularly in the Downtown Core.

11.7 Renewable Energy

The Municipality of Callander will encourage the development and use of alternative energy such as solar power, wind power, hydro power, and alternative fuels, in accordance with provincial and federal requirements.

Policies:

1. Alternative energy systems and renewable energy systems shall be permitted in all designations with the exception of the Environmental Protection designation.
2. Alternative energy systems and renewable energy systems shall be designed and constructed to minimize impacts on surrounding land uses in order to prevent adverse effects from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or renewable energy systems should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impacts.
3. Ground-mounted solar facilities may be permitted in the Rural Area.
4. Small-scale wind energy generation systems which produce electricity primarily for on-site domestic consumption shall be considered an accessory use of the property, and may be permitted, subject to the provisions of the Zoning By-law.
5. Commercial wind energy systems are a more intensive land use and typically comprise more than one generating unit and are intended to be connected to the provincial electrical transmission grid.
6. Early and ongoing community engagement regarding the development for all large renewable energy projects to gather and address local concerns and input is encouraged.

11 All new development of alternative energy will be subject to Site Plan Control.

Programs:

1. Council will support funds towards the development and expansion of alternative energy facilities.

12.0 Implementation

An Official Plan is a key, long-term strategic document that will guide growth, development and change throughout Callander over the next 20-25 years. It is anticipated that the Official Plan will be used to inform other strategic plans, master plans and other planning programs developed by Callander and its partners during the life of the Official Plan. It is also anticipated that the Official Plan will inform other initiatives list asset management planning, infrastructure capital planning, financial planning and the annual budget process.

This section establishes policies pertaining to the administration and implementation of this Official Plan in the land use planning context, using the appropriate legal and financial tools. Generally, the Official Plan will be implemented by Callander through the use of specific authorities defined in the *Planning Act*, general authorities pursuant to the *Municipal Act* and any other relevant provincial and/or municipal legislation.

The policies of this Plan balance local and provincial goals and objectives in land use planning. The Plan has regard to matters of provincial interest in the *Planning Act*, is consistent with the Provincial Planning Statement 2024 and conforms/does not conflict with the Growth Plan for Northern Ontario. In addition to the policies of this Plan, there are other plans, policies, programs, legislation, regulations and guidelines established by various Provincial Ministries that must be considered when applications for new development are proposed. All applications will be reviewed against the policies of this Plan, with necessary regard to this broader legislative framework. This chapter discusses the planning tools available to Callander, the role of public participation, the importance of ongoing monitoring and how to interpret the Plan.

12.1 Official Plan Implementation

1. Implement the objectives, policies and programs contained in this Plan by using:

    a. public means of implementation such as land acquisition, public works, finance and other government programs;
    b. regulation of private development through tools such as subdivision control, zoning, building regulations, and other by-laws; and,
    c. the preparation of more detailed plans.

2. Use all legislative powers vested in Callander through provincial statues having effect in Callander in implementing this Plan.
3. Undertake no public work or pass any by-law for any purpose that does not conform with this Plan.
4. Ensure that public works to be undertaken by Provincial and Federal Ministries and other public agencies conform with the policies of this Plan.
5. Investigate new or improve techniques of implementation and make use of those that are shown to facilitate the achievement of Callander’s goals and objectives.

12.2 Official Plan Amendment

This Plan shall be reviewed and amended from time to time as required by Council to meet the changing needs of the citizens of Callander and to respond to new issues, information and projects. Amendments may be initiated by Municipal Council or by citizens. Amendments must follow the procedures outlined in this Plan and the *Planning Act* and its regulations.

Policies:

1. That any provision of this Plan may be amended pursuant to the requirements of the *Planning Act*.
2. That when considering an application to amend the Official Plan, Callander shall consider the following matters:

    a. The conformity of the proposal to the principles, strategic direction, objectives, and appropriate policies of Callander Official Plan;
    b. Matters of provincial interest in the *Planning Act*;
    c. Consistency with the Provincial Planning Statement, 2024;
    d. Conformity with the Growth Plan for Northern Ontario;
    e. Other relevant legal, policy or regulatory requirements;
    f. The views of the public, public bodies and other stakeholders;
    g. Whether the proposed amendment is in the public interest; and,
    h. Other matters as deemed appropriate.

3. That Callander shall provide information regarding a proposed amendment to the Official Plan to such boards, commissions or agencies that may have an interest in it. Prior to adopting a proposed amendment, Callander shall afford such agencies an opportunity to submit comments.
4. That prior to adopting an amendment to the Plan, Callander shall provide information and hold a public meeting for the purposes of obtaining public input concerning the proposal, subject to the provisions of the *Planning Act*, and Section 12.8.3 of this Plan.
5. Prior to Callander considering an application to amend the Official Plan, the applicant shall meet the requirements of Sections 12.8.2 of this Plan.

12.3 Committee of Adjustment

Pursuant to Section 44 of the *Planning Act*, Council has delegated to the Committee of Adjustment the ability to grant consents, minor variances, and extension to legal non-conforming uses. Operating procedures of the Committee of Adjustment are governed by the provisions of Section 45 of the *Planning Act*. The Committee shall be guided by the provisions of the *Planning Act* and by the policies of this Plan when deliberating on applications.

12.3.1 Consent to Sever

The Committee of Adjustment can grant consents to sever the land for ownership, rights in use of land (easements) by sale, purchase or mortgage, lease or other form of agreement for a period of twenty-one years or more.

12.3.2 Minor Variance

The Committee of Adjustment in considering a Minor Variance Application shall assess if the requested variance(s) satisfies the four tests of a Minor Variance:

1. Does it maintain the general intent of the Official Plan?
2. Does it maintain the general intent of the Zoning By-law?
3. Is it desirable for appropriate use and development of the land?
4. Is it minor?

12.4 Land Use and Development Design Controls

12.4.1 Zoning By-law

Zoning is the regulation of land use and structures intended to promote the public health, safety, comfort, convenience and general welfare of residents.

Program:

1. Callander will update the Zoning By-law within three (3) years of the New Official Plan coming into effect, and after completing each comprehensive review of the Official Plan so that it conforms to the most current version of the Official Plan.
2. Callander will ensure that Zoning By-law and amendments thereto conform to the policies of this Plan.
3. Callander will evaluate each rezoning application according to all applicable policies of this Plan.
4. Callander will consider applications for Minor Variances to the Zoning By-law pursuant to the policies of Section 12.8 of this Plan.

12.4.2 Zoning By-law Amendments

In considering a Zoning By-law Amendment, Council will have regard to the following matters:

1. The suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage;
2. The compatibility of the proposed development on the existing and planned character of the area;
3. The Urban Design Guidelines established in Section 13 of this Plan, where applicable;
4. The provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
5. The availability of existing and planned infrastructure and public service facilities;
6. The provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;
7. The impact of traffic generated by the proposed development on the road network and surrounding land uses;
8. The availability of existing or planned, or potential to enhance, active transportation infrastructure;
9. Impacts of the proposed development of surrounding natural features and areas and cultural heritage resources; and,
10. The relationship between the proposed development and any natural or manmade hazards.

12.4.3 Holding Provision

A Zoning By-law may contain Holding provisions when the use of land has been determined, but conditions have been identified by Council that need to be satisfied prior to the development proceeding. Lands subject to these provisions shall be identified by the holding symbol “H” following the zone symbol on the zoning consolidation schedules.

1. The holding symbol (H) is generally used in the following instances:

    a. When certain details of development have not yet been determined, or where certain conditions of development have not yet been met such as, but not limited to, development or servicing agreements with Callander;
    b. When the level of community services and/or infrastructure is not yet adequate to support the proposed use;
    c. Where environmental conditions or constraints temporarily preclude development or redevelopment;
    d. Where soil remediation is required prior to development;
    e. Where required studies have not yet been approved by Callander; and,
    f. Where necessary approvals from applicable licensing agency having jurisdiction are pending.

2. The zoning by-law containing the holding provisions may specify the interim land uses to be permitted, the conditions of removal of the holding provision, and any regulations or restrictions applying to the lands during the time the holding provisions is in place.
3. A by-law to remove the holding symbol may be adopted when all the conditions set out in the holding provision have been satisfied.

12.4.4 Interim Control By-law

Callander may enact an Interim Control By-law for a period not exceeding a total of two years from the date of the initial passing of the Interim Control By-law, to prohibit certain land uses or development patterns until such time that Council has had time to conduct a full review or study and develop policies and regulations for such uses or development patterns. Once an Interim Control By-law ceases to be in effect, Council may not pass another Interim Control By-law that applies to the same lands as the original Interim Control By-law for a period of three years.

12.4.5 Temporary Use By-law

Council may authorize, by by-law, a temporary use of land for a purpose that is otherwise prohibited by this Official Plan and Zoning By-law, for a period not exceeding three years. Prior to the passing of a Temporary Use By-law, Council shall be satisfied that the proposed temporary use meets the following criteria:

1. That it is in the public interest;
2. That it is compatible with neighbouring land use activities;
3. That adequate parking can be provided;
4. That an adverse impact on traffic will not be created;
5. That the construction of a permanent building or structure is not encouraged, unless it aligns with the provisions of the Zoning By-law;
6. That the use cannot become permanent and difficult to terminate; and,
7. That adverse environmental impacts will be avoided, minimized or mitigated.

12.4.6 Site Plan Control

The entirety of Callander is designated for Site Plan Control pursuant to the *Planning Act*, and local Councils may specify types of development and/or exceptions in the Site Plan Control By-law. Notwithstanding, Council may impose Site Plan Control on exempted properties during the development application review process where warranted.

1. Any required site plan agreement shall deal with the following, as appropriate:

    a. Road widenings;
    b. Location of vehicular access points;
    c. Loading, parking and driveway locations;
    d. The surfacing of loading, parking and driveway areas;
    e. The location and design of walkways and walkway ramps;
    f. The location, massing and conceptual design of any buildings and structures;
    g. The character, scale, appearance, design and sustainable design features;
    h. The location and type of lighting, landscaping;
    i. Preservation of natural vegetation to act as vegetative buffers to protect water quality and other environmental features;
    j. The location and type of garbage storage;
    k. The location and type of accessibility ramps;
    l. The location and nature of easements;
    m. The grade and elevation of the land;
    n. The type and location of storm, surface and wastewater disposal facilities;
    o. The location and type of snow removal facilities; and,
    p. Other matters as may be required to implement this Plan.

2. Where a Site Plan Control By-law is in effect, the proponent will submit for approval such plans or drawings as required by Council. The proponent may also be required to enter into an agreement with Callander to provide and maintain those facilities required on the site plan. Such agreements may be registered against the land to which it applies.
3. The following uses should be subject to Site Plan Control:

    a. Mobile home park;
    b. Wayside pits and quarries, portable asphalt plants and portable concrete plants;
    c. Residential development with greater 11 or more units;
    d. Residential development with fewer than 10 units where the subject lands are located:
        i. Within 300 metres of a railway line other than a railway line; or
        ii. Within 120 metres of:
            1. A wetland,
            2. An inland lake, or
            3. A river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse.
    e. Local commercial uses;
    f. Downtown designation;

g. Employment designation;
h. Gateway Mixed-Use Area designation;
i. Rural commercial, institutional and industrial uses;
j. Shoreline Area designation;
k. Island Area designation;
l. Outdoor private recreational uses;
m. Waterfront development in the shoreline area;
n. Mineral Resource Area designation;
o. Mineral Aggregate Resource Area designation; and,
p. Lands that have high to extreme risk for wildland fire.

12.4.7 Legal Non-Conforming and Non-Complying Uses

Many existing land uses may not conform with the designations and/or policies of this Plan. These uses are generally viewed as undesirable, and the intent is the use should eventually cease and the property will be developed with a new use that is compatible with this Plan. With respect to these non-conforming uses, the following policies will apply:

1. Nothing in this Plan will affect the continuance of uses legally existing on the date this Plan was adopted; and,
2. Council may recognize in the implementing Zoning By-law existing uses of land buildings or structures, that are not in conformity with the land use designation of this Plan. When determining the suitability of any existing use for consideration in this manner, Council shall have regard to the policies of this Plan.

12.4.8 Non-Conforming uses

Any legally existing use that does not conform to the relevant policies contained in this Plan will be deemed legal non-conforming in terms of this Plan. The following shall apply:

1. Where an existing non-conforming use is discontinued, any rezoning may only take place in conformity with this Plan and Zoning By-law;
2. If the use is similar or compatible with the uses permitted in the Zoning By-law, it may be permitted to expand or redevelop, subject to any conditions the Committee of Adjustment deems appropriate as per the provisions of Section 12.3 of this Plan; and,
3. An existing building or structure that is zoned as a non-conforming use may be reconstructed or strengthened to a safe condition, provided the external dimensions and use of the building or structure are generally not change.

12.4.9 Non-Complying Uses

Where a legally existing use of land is permitted within the applicable zone in the Zoning By-law, but the lot, buildings or structures located on the property no longer meet one or more of the provisions or regulations of the applicable zone, due to changes to the Zoning By-law, the use shall be considered to be legal non-complying.

Applications for the expansion, alteration, or addition of the non- complying use will be considered by way of a Zoning By-law amendment or minor variance, depending on the nature of the proposal.

12.5 Land Division Tools

12.5.1 Severance

A consent to sever shall only be considered where a plan of subdivision is deemed to be unnecessary, where the application conforms with the policies of this Plan, is consistent with the Provincial Planning Statement, conforms/does not conflict with the Growth Plan for Northern Ontario and does not necessitate the creation of a new municipal road, or the extension of municipal services. Additionally, following policies shall apply:

1. residential lot creation in rural areas is limited to the creation of four new lots, plus the remnant or retained parcel, counted from June 4th, 2023;
2. when assessing an application to create a new lot by Consent to sever, Callander shall be satisfied that:

    a. front(s) on and will be directly accessed by a public road that is maintained on a year-round basis;
    b. not cause a traffic hazard as a result of its location on a curve or a hill;
    c. be serviced with an appropriate water supply and means of sewage disposal;
    d. the proposed use of the severed parcel(s) is compatible with the abutting land uses;
    e. not have a negative impact on the drainage patterns in the area;
    f. not have a negative impact on the water quality of the adjacent waterbody/watercourse;
    g. not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;
    h. not have a negative impact on the features and functions of any natural heritage feature in the area;
    i. where on full municipal services, be accommodated in the uncommitted servicing capacity or where on private sewage systems there is sufficient disposal capacity for pumped septage and written confirmation that it can be provided; and,
    j. there is sufficient solid waste disposal capacity and written confirmation that it can be provided.

3. In addition to the above policies, in the Rural Area the following additional criteria apply:

    a. Where no new lots have been created from the date of adoption of this Official Plan, a maximum of four new lots shall be permitted provided that the proposed lots(s) meet the following:

        i. should have at least 1.0 hectare in area unless it is demonstrated by a hydro-geological study, completed to the satisfaction of the

approval authority, that a smaller lot size is sustainable and will not adversely impact the water quality or quantity on adjacent lands;
   ii. should have at least 60 m frontage; and,
   iii. will not extend an existing “strip” of residential development by more than one lot.

4. Notwithstanding sections 12.4.2 Callander Bay is currently at capacity for the creation of new lots. Any new lot creation will be subject to the provisions of section 4.3 of this Plan and may be subject to the approval of the Ministry of Environment, Conservation and Parks. Applicants will be required to demonstrate that the septic system will be set back 300 metres from the shore of Lake Nipissing including Callander Bay and the Wasi River or that phosphorous will not reach the lake. Other waterfront lots shall only be permitted where it is demonstrated to the satisfaction of Council or its delegate that the abutting waterbody, including rivers and streams, can sustain the impact associated with the additional lot(s). In addition to the Shoreline Area policies of this Plan, when considering applications for lot creation, Council shall require that:

   a. there is sufficient frontage on each lot to ensure that there is an appropriate waterfront amenity area outside of sensitive fish habitat, steep slopes, or other environmentally sensitive areas;
   b. the physical characteristics of the land enable the development in accordance with the policies of this Plan and the regulations of the Zoning By-law without alteration to the natural landscape through filling or blasting;
   c. backlot development is a form of development operating as an additional tier of lots adjacent to shoreline lots. A second tier of Backlot development that is separated from the waterbody by a road, may be permitted by this Plan subject to the land division policies of this Plan and subject to the following:
      i. the lot to be created has a significantly larger lot area and lot frontage than the lots in the first tier;
      ii. the lot is located within close proximity to a public access point to the lake; and,
      iii. each lot fronts on a year-round maintained public road;
   d. A phosphorous reducing sewage system in accordance with the policies of this Plan can be accommodated on site, with all components of the system being located a minimum of 30 metres from the high water or defined flood elevation;
   e. The water setback shall be a minimum of 30 metres for all principle buildings and accessory shoreline structures. The Zoning By-law will establish specific standards regarding accessory buildings and structures; and,
   f. The lot shall retain all significant indigenous soil, vegetation and tree cover as part of its development.

12.5.2 Technical Consent

Despite the above, consent may be granted in addition to the consent policies outlined above for a technical severance as follows:

1. To correct lot boundaries;

2. To convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized lot for the purpose for which it is being or will be used;
3. To correct title to the land;
4. Where the effect of the consent does not create an additional lot;
5. To permit an easement; or
6. To permit a consent for municipal or other public purposes.

12.5.3 Draft Plan of Subdivision

Where the extension of public infrastructure such as roads, water or sewer mains is required, land shall be divided through a Plan of Subdivision.

1. When assessing a Plan of Subdivision application, Callander shall be satisfied that:

    a. the draft plan of subdivision is in the public interest;
    b. the draft plan of subdivision has regard to matters of provincial interest *Planning Act*, is consistent with the Provincial Policy Statement and conforms/does not conflict with the Growth Plan for Northern Ontario;
    c. the proposed development is not premature and is located within the urban settlement area;
    d. the land is divided in an efficient manner, and that landlocked parcels are not created;
    e. the proposed subdivision is integrated with the surrounding area;
    f. the proposed infrastructure is designed to meet or exceed Callander's standards;
    g. the subdivision shall not have a negative impact on the drainage patterns of the area;
    h. the subdivision will not impact the groundwater quality and quantity of the area;
    i. the proposed development will not have a negative impact upon the features and functions of any significant natural features or any constraints or hazards; and,
    j. the proposed lots are of a size appropriate for their intended use and conform with the policies of the Official plan and the Zoning By-law.

2. Callander shall require that new subdivisions construct sidewalks on at least one side of all roads within the Plan of Subdivision.
3. Prior to approval of an application for plan of subdivision, Callander will confirm the availability of adequate servicing infrastructure and allocation, waste management, roads/access, and other amenities in accordance with the policies of this Plan.
4. Callander shall use subdivision agreements to ensure that appropriate conditions and requirements are satisfied as part of the development. Callander may adopt standards for the development, design, servicing, roads, financing, and other conditions under the subdivision agreement.
5. Callander may create subdivision standards for development, design, servicing, roads, financing and other conditions under the subdivision agreement.
6. All conditions of draft plan approvals must be met within three years after which the draft approval lapses. Callander will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the subdivider has demonstrated to the satisfaction of Callander that they are making a

reasonable effort to proceed in meeting the conditions of the draft approval. At the time of extension, Callander will review draft plan conditions and may make appropriate modifications.

7. 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.

12.5.4 Draft Plan of Condominium

Condominium developments shall proceed by way of a Draft Plan of Condominium, pursuant to the provisions of the *Condominium Act*.

1. When assessing a plan of condominium, conditions listed in Section 12.5.3 of this Plan shall be met.
2. Callander shall review and approve the overall design of common elements, such as roadways and underground services, associated with the condominium development.
3. In the case of vacant land condominiums, where plans can be registered and lots sold prior to the installation of the common elements, Callander will require a letter of credit, equal to the costs associated with installing all common elements of the phase to be registered, as determined by a qualified professional to the satisfaction of Callander.
4. Callander shall use condominium agreements to ensure that appropriate conditions and requirements are satisfied as part of the development. Callander may adopt standards for the development, design, servicing, roads, financing, and other conditions under the condominium agreement.
5. Where existing condominiums have been approved, but not yet registered, Callander may enter into a condominium agreement which may include a letter of credit and any other matters Callander deems relevant.
6. All conditions of draft plan approvals must be met within three years after which the draft approval lapses. Callander will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the subdivider has demonstrated to the satisfaction of Callander that they are making a reasonable effort to proceed in meeting the conditions of the draft approval. At the time of extension, Callander will review draft plan conditions and may make appropriate modifications.

12.5.5 Part Lot Control

Council may pass by-laws to exempt all of parts of registered Plans of Subdivisions from Part Lot Control.

1. Part Lot Control shall not be used to circumvent the Subdivision or Consent processes;
2. An exemption from Part Lot Control may be appropriate for situations where a thorough review process has been completed, or where buildings exist, and part lot control is utilized to sever lots along the common wall between units.

12.6 Tools for Obtaining Benefits from Development

12.6.1 Parkland Dedication

Council is entitled to a dedication of land for park purposes as a condition on any division of land in accordance with the *Planning Act*.

1. Callander shall develop a Parkland Dedication By-law for the purposes of collecting parkland or cash in lieu of parkland for redevelopment projects as specified in the By-law;
2. Callander, as a condition of development, redevelopment, condominium or subdivision approval or consent shall require the conveyance of parkland, or cash in lieu thereof, at the rate of:

    a. for institutional and residential purposes, 5% of the land being developed or redeveloped, or 1 hectare per 600 dwelling units, whichever if the greater of the two;
    b. for commercial and industrial purposes, 2% of the land being developed or redeveloped;
    c. For affordable housing developments, parkland dedication shall not exceed 5% of the land multiplied by the ratio of non-affordable units to total units in the development.

3. Where possible, parkland shall be taken on lands adjacent to a waterbody.
4. Environmentally sensitive areas which are not intended for public access should not be included in the total area of the plan of subdivision for the purposes of calculating the required 5 percent parkland dedication.
5. Where parkland is dedicated, the lands shall be acceptable to Callander, suitable for recreational purposes and free of encumbrances. A Record of Site Condition under the *Environmental Protection Act* may also be required prior to dedication;
6. The decision of whether to accept a parkland dedication or the alternative cash-in-lieu shall be based on the need to acquire as much parkland as required in the area to meet a variety of needs. These funds shall then be placed in a park reserve fund to be applied toward the purchase of other parkland or to improve and maintain existing parks. Cash-in-lieu of land may be requested by Council in the following situations:

    a. Where there is a public park in the area which is adequate for existing and future population;
    b. Where the required land dedication fails to provide an area of suitable shape, size or location for development as public parkland;
    c. Where the required dedication of land would render the remainder of the site unsuitable or impractical for development; and/or
    d. Where Callander is undertaking broader land acquisition strategies for larger parks, and it is preferable to have consolidated parkland of a substantial size servicing a wide area.

7. Where cash in lieu of parkland is provided, these monies may be utilized in the immediate vicinity of the development or in other areas or to fund municipality-wide recreational projects and other public amenities.

8. If parkland has been or is required to be conveyed to Callander or a payment in lieu has been received or is owing, no additional conveyance or payment may be collected for subsequent development or redevelopment unless:

    a. there is a change in the proposed development or redevelopment which would increase the density of development; or
    b. land originally proposed for development or redevelopment for commercial or industrial purposes is now proposed for development or redevelopment for other purposes that have a higher demand for park and open spaces.

12.6.2 Parkland Disposition

Disposing of municipally owned lands identified as named municipal parks is generally discouraged. Additionally, there are many existing municipally owned parcels that may be zoned for parks and recreation but are not necessarily identified as named municipal parks.

1. The following considerations shall apply in consideration of disposition of these lands:

    a. Opportunities to repurpose park space to increase usage should be proactively and thoroughly investigated before it is deemed surplus for disposition;
    b. The surrounding area shall be assessed to ensure that future development does not increase the demand for park space. This should include an assessment of the potential for a demographic shift, especially where the predominant land use in the area is residential;
    c. assessment of whether the existing accessible parks are capable of supporting park space needs of the surrounding neighbourhood shall be undertaken;
    d. if a safety risk is posed by these lands, means to mitigate these concerns shall be thoroughly explored; and,
    e. if the park significantly impacts the development feasibility of the surrounding area, relocation of the park as a part of a future development may be considered.

2. Disposing of parks that contain natural heritage features such as fish habitat or wetlands, or development constraints such as flood prone areas or significant slopes, is discouraged; and,
3. Prior to the sale of municipally-owned park space, Callander shall provide public notice and host a neighbourhood meeting to obtain feedback from neighbours, prior to Council making a decision on selling the park.

12.6.3 Community Benefit Charges and Development Charges

Council may enact a Community Benefits Charge By-law that imposes Community Benefits Charges, or a Development Charge By-law that imposes Development Charges, on developments and redevelopments to pay for the capital costs of facilities, services and matters required as a result of development or redevelopment.

12.6.4 Property Standards

The enforcement of minimum standards for the maintenance and occupancy of individual properties is important to the health, safety and welfare of Callander residents. It also assists in preserving the character of residential areas.

1. Callander shall retain and revise its Property Standards By-law, as needed, which prescribes standards for the maintenance and occupancy of properties within Callander;
2. Callander may require that properties which do not conform to the Property Standards By-law be repaired and maintained to standard or shall prohibit occupancy of such property or order the site to be cleared of all structures and debris and left in a graded and levelled condition;
3. Council shall ensure the application of the Property Standards By-law is not detrimental to the conservation of heritage resources; and,
4. Council may amend the Property Standards Bylaw to prescribe minimum standards for the maintenance of heritage attributes for designated properties under the *Ontario Heritage Act.*

12.7 Community Improvement

The community improvement provisions of the *Planning Act* provide the opportunity to plan and coordinate comprehensive physical improvements. Community improvement policies are intended to give municipalities a mechanism to address deficiencies and offer incentives within designated areas in a coordinated and comprehensive fashion and to encourage private investment activity and physical improvements in these areas.

1. It is the Callander's intention to encourage improvements to the quality of existing development, community facilities, and public services, particularly within the Settlement Area, to provide those additional community facilities as circumstances and finances permit.
2. It is intended that community improvement policies will serve the following objectives:

    a. Support Callander's economic and community development activities through the enabling of financial incentives, including tax-increment grants and other incentives;
    b. Support the creation of seniors and affordable housing, and purpose-built rental housing units;
    c. Encourage residential intensification opportunities, such as mixed-use and infill developments, and accessory apartments;
    d. Improve Callander's visual image and condition;
    e. Encourage the preservation, rehabilitation, renewal, and reuse of heritage resources;
    f. Provide for the continued social and economic viability of Callander, in particular through the encouragement of locating services and amenities in the municipality;
    g. Provide an environment that is attractive to new investment for residential, commercial, and industrial properties; and

h. Encourage the ongoing maintenance, rehabilitation, redevelopment, upgrading, and improvement of the physical environment, within a framework of sound fiscal management.

3. Callander will maintain a municipal-wide “Community Improvement Project Area” designation within its municipal limits. Callander may identify and establish by by-law a specific Community Improvement Project Area.

12.8 Planning Act Applications

12.8.1 Pre-Consultation

Prior to the submission of any development application for which Callander is the approval authority, applicants may pre-consult with staff or a Planning Consultant retained by Callander in accordance with the provisions of this Plan and Callander’s Pre-consultation By-law. The pre-consultation process is intended to address the requirements for a completed application and may require more than one pre-consultation meeting and involve other agencies and municipal departments. Callander is required to adopt a Pre-Consultation By-law.

12.8.2 Complete Application

An application shall not be considered complete for processing purposes until the required supporting studies, information, and materials are submitted to the satisfaction of Callander.

Notification of a complete application shall be given to the applicant and all other parties in accordance with the *Planning Act*.

Should it be determined that through the review process, that the submission is incomplete, inadequate or further issues need to be addressed, additional information may be required. A checklist may be utilized to assist in ensuring the appropriate reports and studies are submitted to deem an application complete.

12.8.3 Public Notice and Public Input

Callander will strive to provide the community with adequate notice of development applications and statutory public meetings as required by the *Planning Act*. Callander shall meet the public notice requirements outlined by the *Planning Act* in terms of specified timeframes and required information.

12.8.4 Ongoing Civic Engagement

Callander will strive to provide ongoing, meaningful and diverse opportunities and venues for the public to engage with and provide input on a variety of municipal matters, in addition to the minimum statutory requirements prescribed in the *Planning Act* or other applicable legislation.

12.8.5 Indigenous Consultation

Callander recognizes the importance of working with First Nation and Indigenous community neighbours and learning from each other and will continue to work on these relations.

As appropriate, the Callander shall consult with First Nation and Indigenous communities on *Planning Act* applications, and as directed by the *Planning Act* and all relevant regulations.

12.8.6 Supporting Studies

Callander may require the applicant to submit any of the following supporting studies, information and material in accordance with the policies of this Plan and/or accepted professional standards and/or guidelines, as part of a complete application under the *Planning Act.* Where a policy requires the submission of technical studies, such studies must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted with a development application, Council may authorize a qualified professional to peer review such studies and provide advise to Council at the applicant's expense.

Type of Study	Description
Functional Servicing Report	Reviews servicing needs for water, wastewater, stormwater, and other municipal infrastructure, identifies required new or improved services and mitigation measures, ensuring compliance with applicable legislation/regulations and standards, and consistency/conformity with applicable policies.
Geotechnical Report	Evaluates geological, soil, and subsurface conditions to assess site stability and suitability for development, in compliance with applicable legislation/regulations, and conforming with geotechnical standards.
Hydrogeological Report	Analyzes potential impacts on surface and groundwater resources, ensuring compliance with applicable legislation/regulations and hydrological standards, and consistency/conformity with applicable policies.
Planning Justification Report	Provides detailed planning rationale demonstrating consistency/conformity with provincial policies and plans, and conformity with applicable municipal and regional plans.
Transportation Impact Study	Assesses the proposed development's impact on the transportation network for all modes of travel, ensuring compliance with applicable legislation/regulations and standards, consistency/conformity with provincial plans and policies, and conformity with municipal policies.
Aggregate/ Minerals/	Protects residents from adverse effects of activities and protects significant resources from development that would preclude or hinder

Type of Study	Description
Petroleum Resource Impact Assessment	access to these resources, ensuring compliance with applicable legislation/regulations and consistency with applicable policies.
Agricultural Impact Assessment	Identifies and evaluates potential impacts of non-agricultural development on agricultural operations and the Agricultural System, and recommends ways to avoid, minimize, or mitigate adverse impacts.
Air Quality/Odour Study	Assesses potential adverse effects to human health and the natural environment from any odours or airborne contaminants associated with proposed development and recommends measures to avoid, minimize or mitigate potential adverse effects .
Arborist Report	Inventories all trees on a site, identifies potential impacts of a proposed development and recommends measures to protect and preserve trees before, during and after construction, ensuring consistency with provincial policies and municipal policies and by-laws.
Archaeological Assessment	Determines or confirms archaeological potential and the presence of resources of archaeological significance, for lands located within or adjacent to a known or potential archaeological site.
Contaminant Management Plan	Demonstrates the safety measures that will be included in proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the *Clean Water Act*, 2006) in order to help prevent contamination of groundwater or surface water.
Cultural Heritage Impact Assessment	Determines a property's cultural heritage value, identifies impacts from proposed development, and outlines mitigation or conservation plans.
Economic Viability Assessment	Assesses potential impacts of a proposed development on the long-term economic viability of employment uses adjacent to employment areas, and identifies measures to avoid, minimize, or mitigate these impacts in conformity with applicable legislation and consistent with provincial policies.
Electromagnetic Field Management Plan	Demonstrates how development proposals within or abutting a hydro corridor will manage and minimize exposure to electromagnetic fields, conforming with applicable legislation and standards, demonstrating consistency with provincial policies and ensuring protection of public health and safety.

Type of Study	Description
Financial Impact Analysis	For proposals to expand a settlement area boundary, assesses the growth-related financial impacts of a proposed settlement area boundary expansion, including potential impacts to municipal capital and operating budgets, to inform planning for capital infrastructure development or improvement to support growth.
Human-Made Hazard Impact Study/ Assessment	Assesses potential human-made hazards (e.g. mine hazards, oil, gas and salt hazards; former mineral mining operations, mineral aggregate operations or petroleum resource operations) impacting the proposed site, assesses the potential for the proposed development to create new or amplify existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies.
Impact Assessment for Waste Disposal Sites / Former Landfill Sites	Determines potential adverse effects to human health, safety, and impacts to the environment associated with a proposed landfill/waste disposal site or a former landfill site, and identifies avoidance, mitigation or remediation measures to address those potential adverse effects and impacts.
Land Use Compatibility Study	Assesses potential adverse effects of a proposed major facility on adjacent sensitive land uses and identifies measures to avoid, minimize or mitigate these effects, in compliance with applicable legislation and consistent with provincial and municipal policies. Can include an assessment of the potential negative impacts to the long-term operational and economic viability of major facilities associated with a proposed development in proximity to major facilities, and identify ways to avoid, minimize or mitigate these potential impacts.
Minimum Distance Separation Formulae Assessment	Minimizes land use conflicts in agricultural areas by establishing setback distances between livestock facilities and surrounding residential land uses, minimizing conflicts and nuisances related to odour, in compliance with applicable legislation and consistent with provincial policies.
Natural Hazard Impact Study / Assessment	Assesses potential natural hazards impacting the proposed site, assesses the potential for the proposed development to create new or aggravate existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies.
Noise/Vibration Study	Assesses potential noise and vibration impacts from a proposed development on surrounding land uses, and the potential noise and vibration impacts from an existing land use on a proposed adjacent

Type of Study	Description
	development, identifying measures to avoid, mitigate and minimize these impacts in compliance with applicable legislation and consistent with provincial and municipal policies.
Servicing Options Report	Evaluates the proximity of municipal and communal servicing and potential for future connections to serve a proposed development where there is no municipal planning for sewage and water services in an official plan, reviews environmental and site constraints and impacts, evaluates servicing options to serve the proposed development, and provides the rationale for a recommended option, in compliance with applicable legislation and guidelines, and consistent with provincial policies.
Wildland Fire Assessment	Determines hazardous forest types and associated wildland fire risk and identifies avoidance and mitigation measures to ensure conformity with provincial policies and standards.

12.9 Monitoring and Amendments

Development within Callander will be monitored on a regular basis to ensure that the Principles, Strategic Direction, Objectives, and policies of this Plan are being achieved.

12.9.1 Official Plan Reviews

1. Callander shall, at minimum, conduct a comprehensive review of the Official Plan 10 years after the date this Plan comes into effect, and every 5 years thereafter;
2. A comprehensive review will include revisions as necessary to ensure:

    a. Conformity with Provincial plans and consistency with the Provincial Policy Statement;
    b. Regard for matters of Provincial Interest;
    c. Consideration of updated population and land needs projections, to ensure adequate supply of developable lands,
    d. Consideration of new data relevant to Callander's development;
    e. Consistency with other Municipal master plans and policy documents.

3. The Official Plan shall be reviewed and amended as required by Council or the Province, to meet the changing needs of the community and to respond to new issues and information.

12.9.2 Amendments

1. Official Plan Amendments may be initiated by Council or the public in accordance with Section 12.2 of this Plan;

2. In the case of technical amendments to the Official Plan or Zoning By-law notification to and consultation with the public will not be required. This approach will be restricted to the following:

    a. Altering punctuation or language for consistency;
    b. Correcting grammatical, dimensional and boundary, mathematical or typographical errors;
    c. Inserting historical footnotes or similar annotations;
    d. Changing the number of arrangements of the text, tables, schedules and maps;
    e. Adding technical information to maps or schedules, deleting redundant provisions; and
    f. Correcting anomalies.

3. All other amendments must follow public notice and public input procedures as established in the *Planning Act* and in Section 12.8.3 of the Official Plan.

12.9.3 Monitoring and Development

1. Callander shall continuously monitor key trends and indicators to ensure the Official Plan remains relevant and effective;
2. Indicators and data to be monitored include, but are not limited to:

    a. population and demographic changes;
    b. land supply and land demand;
    c. indicators of progress regarding this Official Plan's overarching themes: healthy community, environmental sustainability, integrated mobility, sense of place, sustainable growth, economic resiliency, social equity and cultural vitality.

12.10 Plan Interpretation

The Callander Planning Department shall be responsible for interpreting all aspects of the Plan. In interpretating the Plan, the following policies shall apply:

1. The text, tables, schedules, and figures together form this Plan, and should be read together, and not considered in isolation;
2. For the purposes of interpretation, all Schedules should be viewed at the appropriate scale;
3. Consider boundary designations on the maps as general guidelines only, except where such areas or boundaries coincide with existing roads, railways, rivers, waterbodies, and other defined features;
4. Where the general intent of the Plan is maintained, minor land use boundary adjustments will not require an amendment to this Plan; and,
5. Official Plan is a holistic document. All relevant schedules and policies should be reviewed and applied in each situation. While some policies are cross referenced with each-other, this cross-referencing does not take away from the need to read the Official Plan as a whole. The ordering of the policies or length of an individual policy section does not imply any priority or importance.

13.0 Urban Design Guidelines

13.1 Urban Design Guidelines

Urban design, the multi-disciplinary and collaborative process that gives shape to the form, character and relationships between the various physical elements that make up Callander matters. How we design our public realm (e.g. streets and parks), private development sites, neighbourhoods, and communities is essential to improve the overall quality of the built environment, attract economic development opportunities and the skilled labour required to achieve strategic planning goals, maintain accessibility, improve safety and security, build sustainable environments and resilience to climate change. Callander through this Official Plan, other *Planning Act* tools and other public projects, has an important role in shaping design. The intent of this Plan is to provide broad urban design direction to improve the quality and character of future public and private projects. These broad directions will be further articulated through a comprehensive set of Urban Design Guidelines.

13.1.1 Objectives

1. Encourage well designed and high-quality communities, neighbourhoods and public realm.
2. Encourage well designed and high-quality development and intensification.
3. Promote an environment that is accessible, safe, sustainable and climate change resilient.

13.1.2 General

1. Callander will exemplify high quality urban design in infrastructure and other public projects through the implementation of the policies of this Plan and the Urban Design Guidelines.
2. Callander will require high quality urban design in the review of all *Planning Act* applications through the implementation of the policies of this Plan and the Urban Design Guidelines.
3. The policies of this section will be used to evaluate matters such as:

    a. patterns of movement and the physical and social connections that exist between people and places;
    b. the interrelationship between built and unbuilt spaces that comprise the public realm and private developments;
    c. the protection and integration of the natural environment and cultural heritage resources; and,
    d. accessibility, safety, sustainability and climate resilience.

13.1.3 Community and Neighbourhood Design

Good urban design that respects existing built form and character can enhance the appeal of these neighbourhoods, including the integration of natural features. The following policies have been established in order to promote a higher standard of community design.

1. Callander will encourage community and neighbourhood design that:

    a. creates a distinctive community character and strong sense of place;
    b. integrates a mix of land uses such as living areas, employment areas, institutional uses and parks and open spaces;
    c. fosters active transportation;
    d. incorporates natural and cultural heritage features and areas;
    e. provides an interconnected network of parks and open spaces; and,
    f. creates accessible, safe, sustainable and climate change resilient places.

2. Buildings, structures, and other design elements that complement the surrounding built form and character are encouraged.
3. Streets and significant public realm elements that provide connectivity, serve pedestrians, cyclists, and vehicles, provide space for stormwater management and other municipal services and private utilities, trees, and other amenities. Streets will be designed to perform these diverse roles balancing the needs of various users within the right of way.
4. Area streetscapes are to be improved over time to provide safe, attractive, interesting and comfortable spaces through appropriate upgrades, such as landscaping, lighting, sidewalks, paving, street furniture and public art. These treatments should complement adjacent built form and open spaces, adding to the neighbourhood's character.
5. The street grid is a major organizing element that is to be maintained and improved. To improve connectivity and mobility, where these streets meet major topographic features or other barriers, pedestrian and cyclist infrastructure should be provided.
6. Wherever possible, natural features and functions should be integrated into the urban landscape in order to preserve and promote Callander's natural beauty and ecology.
7. Callander will promote the design, conservation, enhancement and creation of significant public open spaces that contribute to Callander's image. These open spaces will complement and support the uses, scale, design features and activities generated by surrounding uses and buildings.
8. To the extent possible, residential neighborhoods will be connected through the use of open space corridors, trails, sidewalks and streets so that neighbourhoods and schools are linked and interaction is facilitated.
9. New parks and open spaces will be located and designed to connect and extend, wherever possible, to existing parks and open spaces, provide a comfortable setting for community events as well as individual use, provide appropriate space and layout to meet recreational and other needs, and emphasize and improve unique aspects of the community's heritage.
10. The visual appeal of the urban environment will be enhanced by improving area signage. This may occur through the adoption of new sign regulations.
11. Landscape buffers between non-residential development and adjacent residential areas will be provided.

13.1.4 Waterfront Design

1. Waterfront design policies address the complex relationships between all of the elements of built form, the natural environment and the lake environment, and focuses on:

    a. The connections between people and these places;

b. the relationship between buildings and the lake, natural areas and vegetative buffers, and other uses;
c. the lake as public domain; and,
d. the processes for ensuring successful lakeshore communities.

2. It is anticipated that Callander's waterfront may see significant growth and change during the life of this Plan. In order to ensure that the waterfront areas evolve in a manner that enhances the quality of waterfront life, it is the desire of Council to create and encourage a high quality of built form that is sensitive to the Callander's lake heritage and relates to the principles listed above. On this basis, the following are objectives of this Plan relating to waterfront design:

    a. to improve the aesthetic quality of Callander's waterfront built form, and promote development which is based on good design principles and standards that reflect the goals, objectives and policies of this Plan;
    b. to enhance the unique character of Callander's waterfront areas by encouraging high quality design that is complementary and compatible with existing development, Callander's natural heritage, and which fosters a strong sense of place;
    c. to exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design;
    d. to be sensitive to the impact of light and sound on the lakeshore environment; and,
    e. protect significant natural heritage values and ecological values.

13.1.5 Site and Building Design

The design of sites and buildings influence the quality, activity, comfort and safety of public realm elements such streets, parks and open spaces.

1. Development and intensification will be located and organized to fit with its existing or planned context. It will frame and support adjacent streets, parks and open spaces to improve activity, comfort and safety by:

    a. generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, development and intensification should be located along both street frontages and give prominence to the corner. On a site that terminates a street corridor, the development should acknowledge the prominence of that site;
    b. massing buildings to define the edges of streets, parks and open spaces in good proportion;
    c. creating appropriate transitions in scale to neighbouring existing or planned buildings;
    d. locating main building entrances so that they are clearly visible and easily accessible from the public sidewalk;
    e. providing ground floor uses that have views into surrounding streets, parks and open spaces; and,
    f. minimizing shadowing and uncomfortable wind conditions on surrounding streets, parks and open spaces to preserve their utility.

2. Development and intensification will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and the public realm by:

    a. minimizing the number of curb cuts and driveways that cross the public sidewalk;
    b. limiting surface parking between the front face of the building and the public street and sidewalk;
    c. locating servicing and utilities towards the sides or rear of the building and screening the servicing from views from adjacent streets;
    d. integrating servicing and utility functions within the building, where possible; and,
    e. providing adequate landscaping and buffering between adjacent properties.

3. Development and intensification will provide amenity for adjacent streets, parks and open spaces by making these areas attractive, interesting, safe comfortable and functional by:

    a. improving adjacent boulevards and sidewalks through sustainable design elements including without limitation trees, shrubs, plantings or other ground cover, permeable paving materials, street furniture and bicycle parking facilities.
    b. coordinating landscape improvements in setbacks to create attractive transitions from the private to public realm;
    c. providing, where appropriate, weather protection such as canopies and awnings;
    d. providing landscaped open space within the development site;
    e. landscaping the edges of surface parking lots along streets, parks and open spaces to define edge condition and provide screening;
    f. providing safe pedestrian routes and landscaped areas within surface parking lots; and,
    g. providing bicycle parking facilities and, where appropriate, within the development site.

13.1.6 Safety and Accessibility

The design of all buildings will have regard for public safety in terms of road and driveway entrances, walkways, vehicle parking and public spaces. Design treatments that reduce the potential for crime are encouraged by this Plan. In order to improve safety for pedestrians and cyclists, appropriate designs and techniques will be considered by Callander.

1. Traffic speeds will be reduced by appropriate road design and other traffic calming measures.
2. Pedestrians will be provided with separation from traffic and an enhanced sense of safety through such measures as:

    a. providing medians or islands for pedestrians to use when crossing wider streets; and,
    b. allowing greater use of on-street parking during appropriate times of the day and year to buffer pedestrians from moving vehicles.

3. Development and intensification will provide visible, well-lit, and safe spaces.

4. Barrier-free access will be provided in all public and publicly accessible buildings and facilities and along pedestrian routes. Barrier-free features such as ramps, curb cuts and railings will be integrated with the building design.

13.1.7 Built Heritage and Natural Environment Feature Integration

The integration of development and intensification with existing built form and natural features is required to ensure the cohesiveness of neighbourhoods and the integrity of streetscapes. Such integration creates an aesthetically pleasing urban environment and will enhance Callander's overall image. This is particularly important in the Downtown.

1. All community design will be properly integrated with Callander's Natural Environment features and existing built form. Natural features will be retained and integrated into proposed developments. Mature trees will be protected in order to provide shade canopy and to maintain their aesthetic and heritage value. The use of plant species native to the area will be encouraged when creating new landscape features.
2. Building designs will effectively utilize their site's distinctive potential, such as its geologic, biologic and hydrologic character.
3. A diversity of architectural styles and building materials is encouraged by this Plan.
4. New development should achieve a complementary design relationship to adjacent heritage resources.
5. In Callander's urban areas, urban landform features such as rock outcrops and hilltops provide visual assets that contribute to defining the image of Callander. New developments that are proposed on or near an urban landform feature will ensure, to the satisfaction of Callander, that there will be no significant change to the visual asset provided by the landform feature. Callander may require such developments to include measures that must be taken to mitigate any impacts on these visual assets.
6. New developments should aim at reducing light pollution, preserving the night skies, and conserving energy through appropriate site design and use of external lighting on development sites.

13.1.8 Design Features, Views and Corridors

The preservation and enhancement of Callander's design features, views and waterfront has a direct impact on the day-to-day experience of residents and the impressions made upon visitors. It is important to protect those elements that enhance the quality of the settlement area including scenic vistas and natural features, all of which collectively contribute to Callander's overall quality of place.

1. New land uses or design features that would detract from the enhancement of major focal point areas within Callander, such as Centennial Park and the downtown are discouraged.
2. Those aspects of the Downtown that contribute to the image, character and quality of life in Callander will be identified and preserved. Viewpoints to landmark features should be preserved as a means of guiding movement through the core and enhancing the visual appeal of the Downtown. New landmark features should be developed and integrated into the Downtown landscape, including the completion of the Library.
3. Landscaping will be used to frame desired views or focal points, direct pedestrian movement, and satisfy functional requirements, such as providing shade and buffering. All new development proposals will be evaluated for their opportunity to create, maximize or enhance existing views through landscaping.

4. This Plan encourages the design and layout of streets, pedestrian walkways and bicycle routes such that they provide vantage points for significant views and vistas along their lengths, including trails and bike paths.
5. View corridors to Lake Nipissing should be preserved.

13.1.9 Winter Livability

Callander will encourage urban design solutions that enhance winter livability by:

1. Fostering building design and orientation to take advantage of climatic conditions and utilizing passive solar heating and cooling techniques;
2. Encouraging the development of arcades or galleries linking parallel streets at mid-block location within the Downtown;
3. Encouraging landscaping treatments which enhance winter microclimatic conditions and minimize wind chill level; and,
4. Encouraging the planting of evergreen tree species to increase the amount of winter greenery within Callander.

13.1.10 Energy Efficiency and Climate Change Resiliency

1. Callander will encourage urban design solutions that minimize non-renewable resource consumption, maximize the use of renewable energy and takes into account the impact of climate change by:

    a. encouraging compact, mixed use and infill developments that concentrate complementary land uses and support active transportation;
    b. laying out new developments and siting new buildings to maximize the area's or site's passive solar energy potential;
    c. retaining and utilizing existing trees and vegetation as natural shade canopies that reduce energy use;
    d. requiring landscape solutions that maximize the use of native and climate resilient species, minimizes impervious surfaces and manages stormwater as close to the source as possible; and,

13.1.11 Programs

1. Callander will develop comprehensive Urban Design Guidelines that build on the policies of this Plan in order to establish appropriate design criteria for communities, neighbourhoods, public realm elements and all forms of public and private development. Such guidelines will consider alternative design standards, recent developments in eco-sensitive design and safety, including low impact development, amongst other matters.
2. Callander will initiate a beautification program including streetscape improvements to enhance the aesthetic quality of Callander's major roads, incorporating such elements as street trees, boulevards, sidewalk improvements, bike lanes, bike paths, parking bays, street lights and seating. Program options may include other streetscape redevelopments as recommended by Community Improvement Plans.
3. When approving infrastructure projects, Callander will consider allocating a proportion of project expenditures towards urban design improvements, such as streetscape aesthetics, public art, and other components of neighbourhood design.

4. In order to strengthen the visual appeal of Callander, design improvements to major entry corridors are required.