

**AMENDMENT No. 17 TO THE
OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT**



April 11, 2011

CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

BY-LAW NO. _____

A BY-LAW TO ADOPT AMENDMENT NO. 17 TO THE OFFICIAL PLAN FOR THE
MUNICIPALITY OF CHATHAM-KENT

Sustainable Shorelines Secondary Plan

The Council of the Corporation of the Municipality of Chatham-Kent, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, hereby enacts as follows:

1. Amendment No. 17 to the Official Plan for Chatham-Kent consisting of the attached Schedule "F1", and explanatory text, is hereby approved.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS ____ DAY
OF _____, 2011.

MAYOR – Randy R. Hope

CLERK – Elinor Mifflin

AMENDMENT No. 17 TO THE
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AMENDMENT No. 17 TO THE
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STATEMENT OF COMPONENTS

PART "A" - PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following text and one (1) map entitled Schedule "F1" constitutes Amendment No. 17 to the Official Plan for the Municipality of Chatham-Kent.

PART "A" - PREAMBLE

1. Purpose

The purpose of this amendment is to introduce a new secondary plan referred to as the Sustainable Shorelines Secondary Plan into the Municipality of Chatham-Kent.

2. Location

This amendment applies to the Sustainable Shorelines Secondary Plan Area of the Municipality of Chatham-Kent, which includes more detailed policies related to the shoreline areas, including settlement areas and rural lands associated with the shorelines and waterfront areas of Lake Erie, Lake St. Clair, the Thames River, and the Sydenham River / Chenal Ecarté (the Snye) river system.

3. Basis

The Municipality initiated the preparation of the Chatham-Kent Shoreline Areas Community Sustainability Plan and Secondary Plan. The objective of the Study is to ensure the long-term health of the Municipality's extensive shoreline areas through a sustainable planning approach which recognizes the interconnected nature of the community, the environment and the economy. The Secondary Plan provides more detailed Official Plan policies to establish a sustainable vision for the shoreline areas and to guide decision making within the shoreline areas. The Community Sustainability Plan identifies specific actions and initiatives that the Municipality may take to ensure the sustainability of the shoreline areas and establish partnerships to implement the vision and strategies for the shoreline areas.

PART "B" - THE AMENDMENT

All of this part of the document, entitled "Part B - The Amendment", consisting of the following text and one (1) map entitled Schedule "F1", together constitute Amendment No. 17 to the Chatham-Kent Official Plan.

Details of the Amendment

Item 1:

Section 2.7.2.3 is amended by adding the following after item m):

- "n) the redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities."

Item 2:

Section 1.5 is amended by adding the following after the fifth bullet in the fourth paragraph:

- "Section 7 provides more detailed policies that have been developed through a Secondary Plan."

Section 1.5 is amended by adding the following after the ninth bullet in the fourth paragraph:

- "Schedule "F1" Sustainable Shoreline Strategy."

Section 1.5 is amended by revising the first sentence of the fifth paragraph:

- "Sections 1 to 7 of this Official Plan and the supporting map schedules constitute Part A of this Official Plan."

Section 1.5 is amended by adding "and "F" Series", to the last sentence.

Item 3:

Section 2.3.6 is amended by adding the following:

- "2.3.6.2.12 The policies of Section 7.1.2.2.1 of the Sustainable Shoreline Secondary Plan shall also apply to the Primary Urban Centres located within the Sustainable Shoreline Secondary Plan Area."

Item 4:

Section 2.3.7 is amended by adding the following:

“2.3.7.2.12 The policies of Section 7.1.2.2.2 of the Sustainable Shoreline Secondary Plan shall also apply to the Secondary Urban Centres located within the Sustainable Shoreline Secondary Plan Area.”

Section 2.3.7 is further amended by renumbering Section 2.3.7.2.12 and 2.3.7.2.12.1 to 2.3.7.2.13 and 2.3.7.2.13.1.

Item 5:

Section 2.3.9 is amended by adding the following:

“2.3.9.2.12 The policies of Section 7.1.2.2.3 of the Sustainable Shoreline Secondary Plan shall also apply to the Hamlets Areas located within the Sustainable Shoreline Secondary Plan Area.”

Item 6:

Section 6.8.1 is amended by adding “and “F” Series”, to the first sentence.

Item 7:

Section 7. is added to Part A of the Official Plan, as follows:

7. SPECIAL POLICIES

This section of the Official Plan provides more detailed policies which apply to specific geographic areas of the Municipality. The policies of Section 7 must be read together with the policies of Part A and Part B of the Official Plan. Section 7 consists of special policy areas and Secondary Plan areas of the Municipality that do not comprise Primary Urban Centres, which would otherwise be included in Part B of the Official Plan.

Item 8:

Schedule “F1” (Sustainable Shoreline Strategy) is added to Part A of the Municipality of Chatham-Kent Official Plan, as so depicted on Schedule “F1” (Sustainable Shoreline Strategy).

Item 9:

The following Sustainable Shorelines Secondary Plan policies are added as a new Section 7.1: Sustainable Shorelines Secondary Plan, to the Municipality of Chatham-Kent Official Plan, to be worded as follows:

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SECTION 7.1 SUSTAINABLE SHORELINES SECONDARY PLAN

7.1.1 SUSTAINABLE SHORELINE STRATEGY

Shorelines have tremendous ecological, aesthetic, recreational, social and economic value. The long-term health of the shoreline areas of Lake Erie, Lake St. Clair, the Thames River, the Sydenham River and Chenal Ecarté (the Snye) is vital to Chatham-Kent's economy, health and well-being, its social and recreational activities, and the health of the overall environment.

The Municipality has adopted a sustainability approach to planning for the shoreline areas, in which community, economy and environmental considerations are appropriately balanced, and the shoreline areas are managed to ensure that the needs or enjoyment of the shoreline areas by future generations are not compromised.

7.1.1.1 DESCRIPTION OF SHORELINE AREAS

The shoreline areas are defined to include the waterfront related settlements and lands in proximity to the Lake Erie, Lake St. Clair, the Thames River, and the Sydenham River / Chenal Ecarté (the Snye) river system as defined on Schedule "F1" (Sustainable Shoreline Strategy). The shoreline areas encompass a significant portion of land in the Municipality of Chatham-Kent and the majority of the Municipality's residents and major settlement areas. The shoreline areas encompass over roughly 130 km of shoreline on Lake St. Clair and Lake Erie and over 170 km of the Thames and Sydenham River / Snye Rivers.

The shoreline areas and related settlements are considered to have significant influence on, and are significantly influenced by the nearby water bodies or rivers, and include the settlements of: Chatham, Wallaceburg, Blenheim, Ridgetown, Dresden, Wheatley, Thamesville, Mitchell's Bay, Merlin, Erieau, Shrewsbury, Cedar Springs and Morpeth. While some of these settlements are not directly located on a lake or river, they are recognized as having a relationship to the shorelines, which may relate to recreational or economic development considerations. Furthermore, some of these communities function as primary service centres for the shoreline areas or are a primary gateway to the shoreline areas (i.e., Blenheim and Ridgetown).

The Sustainable Shoreline Secondary Plan Area is identified on Schedule "F1" (Sustainable Shoreline Strategy), which is herein referred to as the shoreline areas. The policies of Section 7.1 pertaining to the shoreline areas must be read together with the Official Plan in its entirety.

Although not considered within the shoreline areas, there are First Nations which are located adjacent to and/or have interests within the shoreline areas.

7.1.1.2 OUR VISION FOR A SUSTAINABLE SHORELINE

The Sustainable Shoreline Strategy is guided by a series of vision statements which have been developed through a community consultative process with the study steering committee and the community. The vision statements build upon the strategic directions of the Municipality's Community Strategic Plan and Official Plan. Together, these vision statements and strategies seek to address the issues, opportunities and constraints related to developing a Sustainable Shoreline Strategy.

Chatham-Kent's vision for the shoreline areas is:

“Chatham-Kent is committed to promoting the sustainability of its shorelines by balancing community, economy and environmental considerations, to contribute to healthy and vibrant shorelines and communities.”

The vision statement is further supported through the following strategic directions.

Chatham-Kent's shoreline areas are, and will continue to be:

1. **Connected:** The shoreline areas and settlements are well-connected through parks, conservation areas, trails, sidewalks, streets and ecological corridors.
2. **Identifiable:** The shoreline areas communicate a sense of place through aesthetically pleasing and inviting public spaces, reflective of local history and context.
3. **Accessible:** The public spaces are improved and easily accessible by all persons, while respectful of private property.
4. **Visible:** Views of important focal points and vistas from the shoreline areas and the water are protected, preserved and enhanced.
5. **Historic:** Cultural heritage resources and landscapes are preserved and celebrated.
6. **Active:** Active and healthy lifestyles are promoted by accommodating opportunities for recreation (walking, cycling, hiking, swimming, canoeing, and water activities), social activities and cultural activities and amenities that respond to the needs of residents and visitors.
7. **Conserved:** Ecological features, functions and habitats, and agricultural and other natural resources are conserved and enhanced for future generations.

8. **Collaborative:** The Municipality of Chatham-Kent works together with other levels of government, agencies, community groups, First Nations, educational institutions and the private sector in planning for the shorelines.
9. **Renowned:** The shoreline areas of Chatham-Kent are renowned for their regional, provincial, national and international significance, as established through Chatham-Kent's commitment to supporting and promoting its shoreline areas.

7.1.1.3 SUSTAINABILITY STRATEGIES

The Secondary Plan is guided by a sustainability approach to the future development and management of the shoreline areas. This sustainability approach seeks to recognize the interconnected nature of healthy communities, economic vitality and the protection of the natural environment, and the relationship of these matters of growth management and community planning.

The sustainability strategies provide the basis for more detailed objectives and policies for the shoreline areas. The strategies are as follows:

- Growth Management and Community Structure Strategy;
- Natural Heritage System Strategy;
- Agricultural Area Strategy;
- Tourism and Recreation Strategy; and
- Community Design Strategy.

The policies of Part A and Part B of the Official Plan continue to apply to the shoreline areas, and the policies provided in Section 7.1 contain more detailed policy guidance related to the sustainability of the shoreline areas. The Official Plan and Secondary Plan policies are intended to be read in their entirety and the relevant policies are to be applied to each situation.

The policies of Section 7.1: Sustainable Shorelines Secondary Plan are further supported by the Shoreline Areas Community Sustainability Plan, which outlines key initiatives and actions to implement strategies to support the vision for a sustainable shoreline.

7.1.2 GROWTH MANAGEMENT AND COMMUNITY STRUCTURE STRATEGY

7.1.2.1 GROWTH MANAGEMENT

The Sustainable Shoreline Strategy supports sustainable waterfront-related growth and development that recognizes the interconnected nature of tourism and recreational uses and the conservation and enhancement of the shorelines rich environmental and cultural resources. The policies of Section 2.3 of the Official Plan outline the growth management and community structure for Chatham-Kent, which remains relevant to the shoreline areas. It is recognized that the comprehensive review being undertaken by the Municipality as part of the 5-year review of the Official Plan should assess opportunities for waterfront-related growth and development that considers the unique growth pressures and opportunities within the shoreline areas.

It shall be the objective of Chatham-Kent to:

- 7.1.2.1.1.1 As part of the Municipality's comprehensive review of the Official Plan, the Municipality shall undertake a review of the growth and development opportunities that recognize the growth pressures and unique attributes of the shoreline areas.***
- 7.1.2.1.1.2 Promote community redevelopment and revitalization within the shoreline area communities.***

It shall be the policy of Chatham-Kent that:

- 7.1.2.1.2.1 It is recognized that the Municipality has not achieved the anticipated growth rate as identified in Section 2.3.3 of the Official Plan. At the time of the next comprehensive review, the Municipality will:***
 - a) Review opportunities for permanent residential and resort/recreational-related development that recognizes the growth pressures and unique attributes within the shoreline areas.***
 - b) Assess opportunities within the shoreline areas to promote uses that generate employment in tourism and recreation, including marine based employment uses associated with fishing and shipping.***
- 7.1.2.1.2.2 The Municipality will assess the designation of the Hamlet of Eriean with respect to its role in the Municipality's settlement hierarchy, and develop a more detailed Secondary Plan for Eriean, in accordance with Section 7.1.2.2.3.1.1, including the identification of appropriate servicing. Eriean is recognized as providing a key service centre to the surrounding agricultural community and a key water based***

recreational and tourism area for both residents and visitors. It is also a service location for the commercial fishery. In this capacity, Erieau should be planned to accommodate a broader range of low and medium density residential uses and resort/recreational-related developments, as well as a broader range of commercial, recreational, industrial and institutional uses, based on the provision of appropriate servicing and review of environmental constraints.

- 7.1.2.1.2.3 A range of housing forms and densities which provide a broader range of housing affordability that accommodates a diverse population with varying lifestyles, age groups and incomes will be encouraged, where feasible.**
- 7.1.2.1.2.4 New development within the shoreline areas shall be subject to the Community Design Strategy policies of Section 7.1.6.**
- 7.1.2.1.2.5 The policies of Section 2.3.5 of the Official Plan will continue to apply within the shorelines areas, in addition to the policies of this Secondary Plan.**

7.1.2.2 COMMUNITY STRUCTURE

7.1.2.2.1 Primary Urban Centre Policies (Shoreline Areas)

It shall be the policy of Chatham-Kent that:

- 7.1.2.2.1.1 In addition to the policies of Section 2.3.6 and Part B Urban Centre Plan for the Primary Urban Centres, of the Official Plan, the following policies will apply to the Primary Urban Centres located within the shoreline areas, including: Chatham, Wallaceburg, Wheatley, Blenheim and Dresden.**

Chatham

- 7.1.2.2.1.1.1 The Municipality shall identify opportunities to provide water access to the Thames River within the Downtown/Main Street area in Chatham, which may accommodate boat and water-based craft launching facilities. The Municipality shall identify opportunities for the maintenance and improvement of the Thames Grove boat launch facility.**
- 7.1.2.2.1.1.2 The Municipality shall support improvements to the existing docking facilities to enhance this important public asset and promote tourism and recreational uses,**

including restroom facilities operated year-round to support multi-seasonal tourism and recreational activities.

- 7.1.2.2.1.1.3** *Opportunities to establish an important gateway to the Municipality's shoreline areas in accordance with the policies of Section 7.1.5.12, shall be investigated.*

Wallaceburg

- 7.1.2.2.1.1.4** *The Municipality shall promote the redevelopment of vacant and underutilized lands including the former dock area adjacent to Wallace Street in the downtown area, and the former dock area adjacent to Baldoon Road in the Employment Area designation, which may support mixed use residential, commercial, employment and recreational related development.*

- 7.1.2.2.1.1.5** *The Municipality shall encourage the redevelopment of waterfront areas within the Downtown and Main Street area and opportunities to expand the Downtown and Main Street area to accommodate the configuration of development on both sides of the river for mixed use, residential, commercial, employment and recreational related development.*

- 7.1.2.2.1.1.6** *The Municipality shall support improvements to the existing docking facilities to enhance this important public asset and promote tourism and recreational uses, including restroom facilities operated year-round to support multi-seasonal tourism and recreational activities.*

- 7.1.2.2.1.1.7** *Opportunities to establish an important gateway to the Municipality's shoreline areas in accordance with the policies of Section 7.1.5.12, shall be investigated.*

- 7.1.2.2.1.1.8** *The Municipality shall undertake the preparation of a Secondary Plan and/or Community Improvement Plan for the revitalization of Wallaceburg's greater downtown area, including the north and south sides of the Sydenham River and adjacent downtown neighbourhoods. The Secondary Plan and/or Community Improvement Plan shall identify strategies for the preservation and enhancement of the area that supports community sustainability and reinvestment in the downtown area.*

Wheatley

- 7.1.2.2.1.1.9** *The Municipality shall promote the redevelopment of underutilized lands consisting of the fish processing and food processing area which may support mixed use residential, commercial, employment and recreational related development.*
- 7.1.2.2.1.1.10** *Opportunities to enhance the connectivity of the Downtown and Main Street area to the Lake Erie shoreline area should be identified, which may include pedestrian and open space trails.*
- 7.1.2.2.1.1.11** *Opportunities to establish an important gateway to the Municipality's shoreline areas in accordance with the policies of Section 7.1.5.12, shall be investigated.*
- 7.1.2.2.1.1.12** *The Municipality shall investigate opportunities to improve waterfront access, including opportunities for parking and related facilities at the existing Erie Street waterfront access.*

Dresden

- 7.1.2.2.1.1.13** *Opportunities to enhance the connectivity of the community, the historic downtown area, and important cultural heritage areas, such as Uncle Tom's Cabin, to the Sydenham River shoreline should be identified, which may include pedestrian and open space trails.*
- 7.1.2.2.1.1.14** *The Municipality shall support improvements to the existing docking facilities to enhance this important public asset and promote tourism and recreational uses, including restroom facilities operated year-round to support multi-seasonal tourism and recreational activities.*

Blenheim

- 7.1.2.2.1.1.15** *Opportunities to enhance the connectivity of the community to the waterfront should be identified. These opportunities may include pedestrian and open space trails.*

7.1.2.2.1.1.16 Opportunities to establish an important gateway to the Municipality's shoreline areas in accordance with the policies of Section 7.1.5.12, shall be investigated.

Ridgetown

7.1.2.2.1.1.17 Opportunities to enhance the connectivity of the community to the waterfront should be identified. These opportunities may include pedestrian and open space trails.

7.1.2.2.1.1.18 Opportunities to establish an important gateway to the Municipality's shoreline areas in accordance with the policies of Section 7.1.5.12, shall be investigated.

7.1.2.2.2 Secondary Urban Centre Policies (Shoreline Areas)

It shall be the policy of Chatham-Kent that:

7.1.2.2.2.1 In addition to the policies of Section 2.3.7, the following policies will apply to the Secondary Urban Centres located within the shoreline areas, including: Mitchell's Bay and Thamesville.

Mitchell's Bay

7.1.2.2.2.1.1 The Municipality shall undertake improvements and maintain the existing marina, park and docking facilities to enhance this important public asset and promote tourism and recreational uses, including restroom facilities operated year-round to support multi-seasonal tourism and recreational activities.

7.1.2.2.2.1.2 Opportunities to establish an important gateway to the Municipality's shoreline areas in accordance with the policies of Section 7.1.5.12, shall be investigated.

Thamesville

7.1.2.2.2.1.3 Opportunities to enhance the connectivity of the community and the historic downtown area to the Thames River shoreline should be identified, which may include pedestrian and open space trails.

7.1.2.2.2.1.4 Opportunities to establish an important gateway to the Municipality's shoreline areas in accordance with the policies of Section 7.1.5.12, shall be investigated.

7.1.2.2.3 Hamlet Area Policies (Shoreline Areas)

It shall be the policy of Chatham-Kent that:

7.1.2.2.3.1 In addition to the policies of Section 2.3.9, the following policies will apply to the Hamlet Areas located within the shoreline areas, including: Erieau, Shrewsbury, Cedar Springs and Morpeth.

Erieau

7.1.2.2.3.1.1 The Municipality will undertake the preparation of a Secondary Plan for Erieau to determine the appropriate type and distribution of land uses, in accordance with the policies of Section 6.3.3, related to the preparation of a Secondary Plan. The Secondary Plan shall also address the following:

- a) A review of existing vacant and underutilized lands which may accommodate, intensification, infill and redevelopment in a comprehensive manner, including the gravel storage area and former fish processing facility, and the waterfront area;**
- b) The accommodation of additional permanent and recreational-related residential development through intensification and redevelopment;**
- c) The accommodation of improved recreational and water-based amenities and employment opportunities to promote economic development;**
- d) The revitalization of Mariners Road and Ross Lane as the main street area of Erieau, including streetscape and public open space enhancements;**
- e) The Municipality will promote the development of public access and amenities along the waterfront through the acquisition of lands adjacent to the water's edge through the review of development applications;**
- f) Ensure that new development addresses the relationship of the buildings to the waterfront, which may include: primary building façades which face the water's edge; commercial, retail, and restaurant uses that provide pedestrian amenity and visual interest along the water's edge; and outdoor uses (i.e, cafes, seating areas, and recreational areas) that provide amenity to the waterfront area;**
- g) The Municipality will support the commercial fishery industry in Erieau and support opportunities for its enhancement.**

- h) The provision of appropriate servicing to accommodate development.*
- i) The Municipality will consult with other levels of government and agencies in the preparation of the Secondary Plan.*

Shrewsbury, Cedar Springs and Morpeth

- 7.1.2.2.3.1.2** *Opportunities to enhance the connectivity of the community to the waterfront should be identified, which may include pedestrian and open space trails.*
- 7.1.2.2.3.1.3** *Opportunities to establish an important gateway to the Municipality's shoreline areas, in accordance with the policies of Section 7.1.5.12, shall be investigated.*

7.1.3 NATURAL HERITAGE SYSTEM STRATEGY

7.1.3.1 NATURAL HERITAGE SYSTEM

The Natural Heritage System Strategy for the shoreline areas recognizes that the long-term health of the shoreline areas is dependent upon the protection and enhancement of natural heritage features, ecological functions and natural resources.

Section 4.3 of the Official Plan outlines the municipal-wide framework for the Natural Heritage System, in support of the Community Strategic Plan objective of Sustaining and Enhancing Environmental Assets. The Municipality supports the creation of a more comprehensive natural heritage system and the establishment of linkages and corridors throughout the Municipality and particularly within the shoreline areas.

The Natural Heritage System Strategy includes natural heritage features identified in Section 4.3 of the Official Plan, and also identifies specific additional natural heritage features and ecological functions which may warrant protection and conservation through inclusion in the Chatham-Kent Natural Heritage System. The policies of Section 4.0 of the Official Plan, in addition to the policies of Section 7.1.3 of this Secondary Plan, apply to the natural heritage features and functions within the shoreline areas. The Secondary Plan identifies additional natural heritage features or functions that will be assessed through an Environmental Site Screening (ESS) to identify potentially significant natural heritage features or functions, where a development approval is required. If the ESS identifies that potentially significant natural heritage features or functions exist within or adjacent to the proposed development or site alteration area, then an Environmental Impact Statement (EIS) will be required to evaluate the natural heritage features or functions to assess the potential impacts, and determine if they are to be included in the Natural Heritage System. The policies of this Section seek to promote the restoration and naturalization of the shoreline areas and riverine systems where feasible, to promote the Natural Heritage System and establish these areas as naturalized interfaces with the water and important natural corridors and linkages.

The specific natural heritage requirements outlined in this Section provide an opportunity for the Municipality to build upon the Municipality's Greening Strategy to protect existing natural habitat features (e.g., wetlands, meadows and prairies etc.), and forested areas, and increase forest cover to at least 10% of the total land area of Chatham-Kent, in accordance with Section 4.4.3.2.4 of the Official Plan.

It shall be the objective of Chatham-Kent to:

7.1.3.1.1 Promote the Natural Heritage System through the protection and preservation of natural heritage features and functions, and linkages and corridors that contribute to the unique ecological and environmental composition of the shoreline areas.

- 7.1.3.1.1.2** *Identify potentially significant natural heritage features and functions that should be considered for protection, restoration and enhancement through Environmental Site Screening (ESS) requirements and specific Environmental Impact Statement (EIS) requirements.*
- 7.1.3.1.1.3** *Support landowners in the protection and preservation of natural heritage features and functions through programs and actions which promote natural cover enhancement/restoration, vegetation retention, shoreline management and farm stewardship.*
- 7.1.3.1.1.4** *Promote appropriate shoreline management measures and raise public awareness of shoreline issues through a Shoreline Landowners Guide.*

7.1.3.2 ENVIRONMENTAL SITE SCREENING (ESS) REQUIREMENTS

It shall be the policy of Chatham-Kent that:

- 7.1.3.2.1.1** *In addition to the natural heritage policies of Section 4.0 of the Official Plan, the policies of Section 7.1.3 of this Secondary Plan shall apply to the shoreline areas.*
- 7.1.3.2.1.2** *Where development within the shoreline area requires a development approval in accordance with Section 6.3 of the Official Plan, the applicant will consult with the Municipality in accordance with pre-consultation requirements of the Planning Act, who will coordinate with the appropriate agencies, including the Ministry of Natural Resources, the appropriate Conservation Authority having jurisdiction, and/or Department of Fisheries and Oceans, to determine whether an Environmental Site Screening (ESS) is required to address the requirements of Section 7.1.3.2.1.3. The purpose of the ESS is to undertake an ecological site assessment to determine whether any potentially significant natural heritage features or areas may exist within or adjacent to the proposed development or site alteration area.*
- 7.1.3.2.1.3** *An ESS will be required where it has been determined through pre-consultation with the Municipality, the Conservation Authority having jurisdiction, and/or the appropriate agency, that the following potentially significant natural heritage features or functions may exist within or adjacent to the proposed development or site alteration area:*
 - a)** *Woodlands greater than 0.5 hectares and less than 2.0 hectares in size;*

- b) Locally significant and non-evaluated wetlands;**
- c) Potential for Significant Wildlife Habitat as identified in the Province's Natural Heritage Reference Manual;**
- d) Regional Areas of Natural and Scientific Interest (ANSI's);**
- e) Features which may be identified as significant habitat for regionally or locally significant species, which may be identified through species records; and**
- f) Potential habitat for Species at Risk.**

7.1.3.2.1.4 *Where an ESS identifies that potentially significant natural heritage features exist within or adjacent to the proposed development or site alteration area, as identified in Section 7.1.3.2.1.3 , the preparation of an EIS will be required in accordance with the policies of Section 7.1.3.3. Where an ESS demonstrates that potentially significant natural heritage features do not exist within or adjacent to the proposed development or site alteration area, an EIS will not be required.*

7.1.3.3 SPECIFIC ENVIRONMENTAL IMPACT STATEMENT (EIS) REQUIREMENTS

7.1.3.3.1.1 *In accordance with Section 4.8.4 of the Official Plan, prior to undertaking an EIS, the applicant will consult with the Municipality, who will coordinate with the Ministry of Natural Resources, the appropriate Conservation Authority having jurisdiction, and/or Department of Fisheries and Oceans for the purpose of defining and scoping the EIS requirements.*

7.1.3.3.1.2 *Where it has been determined through an ESS that an EIS is required, the following policies shall apply in determining the extent of adjacent lands and the conditions under which development and site alteration may be permitted:*

- a) Significant Woodlands:** *A development application that includes lands within or adjacent to a woodland greater than 0.5 hectares and less than 2.0 hectares in size that meet at least one of the significant attributes identified in the Natural Heritage Reference Manual, will require the preparation of an EIS in accordance with the policies of Section 4.8 of the Official Plan to evaluate the potential impacts to the Significant Woodland. A woodland greater than 0.5 hectares and less than 2.0 hectares in size must meet at least one of the significant attributes identified in the Natural Heritage Reference Manual to be determined significant and identified as a Natural Heritage System Feature. Lands within 50 metres of a significant woodland are deemed to be adjacent lands. Development and site alteration will not be permitted within or*

adjacent to a significant woodland unless an EIS demonstrates no negative impact on the natural heritage feature(s) or ecological functions.

- b) Locally significant and non-evaluated wetlands: A development application that includes lands within a locally significant and non-evaluated wetland, will require the preparation of an EIS in accordance with the policies of Section 4.8 of the Official Plan to evaluate the potential impacts to the feature(s), as determined in consultation with the Municipality and appropriate agencies. Lands within 120 metres of a locally significant and non-evaluated wetland are deemed to be adjacent lands. Development and site alteration will not be permitted within or adjacent to a locally significant and non-evaluated wetland unless an EIS demonstrates no negative impact on the natural heritage features or ecological functions.***
- c) Significant Wildlife Habitat: Significant Wildlife Habitat as referenced in Section 4.4.2.2.10 of the Official Plan shall include: areas of seasonal animal concentration, rare vegetation communities, specialized habitat, habitat for species of conservation concern and animal movement corridors. While Significant Wildlife Habitat is not identified on the Schedules to this Official Plan, these areas may be identified in the future and added by amendment to the Schedules "C" Series – Natural Heritage and Hazards Features. A development application that includes lands within or adjacent to potential Significant Wildlife Habitat, will require the preparation of an EIS in accordance with the policies of Section 4.8 of the Official Plan, to evaluate the potential impacts to the feature(s), as determined in consultation with the Municipality and appropriate agencies. Lands within 120 metres of Significant Wildlife Habitat are deemed to be adjacent lands. Development and site alteration will not be permitted within or adjacent to Significant Wildlife Habitat unless an EIS demonstrates no negative impact on the natural heritage features or ecological functions.***
- d) Regional Areas of Natural and Scientific Interest (ANSI's): A development application that includes lands identified as Regional Areas of Natural and Scientific Interest will require the preparation of an EIS in accordance with the policies of Section 4.8 of the Official Plan to evaluate the potential impacts to the feature(s), as determined in consultation with the Municipality and appropriate agencies. Lands within 50 metres of a Regional ANSI are deemed to be adjacent lands. Development and site alteration will not be permitted within or adjacent to Regional ANSI's unless an EIS***

demonstrates no negative impact on the natural heritage features or ecological functions.

- e) Significant Habitat for Regionally and Locally Significant Species:** *A development application that includes lands within habitat for regionally and locally significant species, as determined through an ESS, will require the preparation of an EIS in accordance with the policies of Section 4.8 of the Official Plan, to evaluate the potential impacts to the feature(s), as determined in consultation with the Municipality and appropriate agencies. Lands within 50 metres of Significant Habitat for Regionally and Locally Significant Species are deemed to be adjacent lands. Development and site alteration will not be permitted within or adjacent to Significant Habitat for Regionally and Locally Significant Species unless an EIS demonstrates no negative impact on the natural heritage features or ecological functions.*

- 7.1.3.3.1.4** *Depending upon the nature of the development application and local site conditions, the Municipality may require that a Terms of Reference be prepared and approved by the Municipality and appropriate agencies prior to the initiation of the EIS or scoped EIS. Preparation of the EIS or scoped EIS will be undertaken by qualified individual(s) in accordance with the terms of reference approved by the Municipality, appropriate agencies and the applicant(s), and retained by, and at the cost of the applicant(s).*
- 7.1.3.3.1.5** *In accordance with Section 4.8.5 of the Official Plan, in circumstances where there is a low likelihood of impact on the natural heritage feature(s), the Municipality may, in consultation with the appropriate agencies, waive the requirement for an EIS.*
- 7.1.3.3.1.7** *Appropriate buffers and development setbacks for natural heritage features determined to be significant, or potential avoidances or design alternatives will be identified through the EIS. Restoration and/or naturalization of these buffer areas may be a requirement of the development approval.*
- 7.1.3.3.1.8** *Where an EIS is required in accordance with Section 7.1.3.3.1.2 and the development or site alteration is located within an Important Bird Area, the EIS shall take into consideration the function of the natural heritage feature(s) within the Important Bird Area, in determining the significance of the feature(s), and any restrictions on development and site alteration that apply.*
- 7.1.3.3.1.9** *All development or site alteration applications shall take into consideration Species at Risk and any requirements and regulations*

under the Endangered Species Act (2007) and significant habitat of endangered species and threatened species under the PPS. EIS requirements or additional considerations for Species at Risk or significant habitat of endangered species and threatened species will be determined in consultation with the Municipality and appropriate agencies.

7.1.3.3.1.10 The Municipality may require that the lands identified through the EIS as being environmentally sensitive and requiring protection be zoned in the implementing Zoning By-law in a Conservation/Open Space type zone.

7.1.3.3.1.11 The flood protection policies of Section 4.5.3 of the Official Plan shall continue to apply to the shoreline areas.

7.1.3.3.1.12 Nothing in Section 7.1.3.3 is intended to limit the ability of existing agricultural uses to continue.

7.1.3.3.1.13 The Municipality may undertake watershed/subwatershed plans in accordance with Section 7.1.3.5 to further assess and identify the significance of natural heritage features or functions and their protection within a broader landscape-based approach.

7.1.3.4 NATURAL HERITAGE FEATURE ENHANCEMENTS AND NATURAL HERITAGE CORRIDORS

The Municipality supports the establishment of natural heritage corridors and linkages, In accordance with the policies of Section 4.4.3 of the Official Plan.

It shall be the policy of Chatham-Kent that:

- 7.1.3.4.1.1 In addition to the policies of Section 4.4 of the Official Plan, the Municipality will support the creation of a more comprehensive natural heritage system and the establishment of linkages and corridors through conservation and environmental stewardship actions and programs which support:***
- a) natural cover enhancement/restoration;***
 - b) vegetation retention;***
 - c) farm stewardship;***
 - d) shoreline development guidelines which address Municipal zoning, natural heritage and Conservation Authority hazard requirements;***
 - e) establishing and or enhancing linkages and corridors;***
 - f) appropriate conservation/open space type zoning;***
 - g) regulations of the placement of topsoil (altering the grade, filling, dumping or removal), under Section 142 of the Municipal Act;***

- h) strategic land acquisitions, in accordance with Section 7.1.3.4.1.4; and***
- i) watershed/sub-watershed studies in partnership with the Conservation Authorities.***

The actions and programs to protect natural heritage features, may be secured through agreements under the Planning Act or Municipal Act.

- 7.1.3.4.1.2 Areas of Policy Interest represent significant concentrations of natural heritage features and ecological functions within the shoreline areas, and have been identified in the Shoreline Areas Community Sustainability Plan. The Areas of Policy Interest identify priority areas for focusing Municipal efforts and encouraging private landowners in their efforts to promote conservation and environmental stewardship to enhance the natural heritage features and functions and support the establishment of natural linkages and corridors, through the actions identified in Section 7.1.3.4.1.1. Furthermore, these areas may provide focus for the Municipality's land acquisition strategies as identified in Section 7.1.3.4.1.4. The Areas of Policy Interest may be further refined through more detailed Watershed or Subwatershed Plans and through the preparation of ESS's and EIS's.***
- 7.1.3.4.1.3 The Municipality will strongly encourage landowners to add protective zoning or conservation easements to natural heritage features to ensure their long term protection and the environmental management of these features. The Municipality will encourage the use of available incentive programs to achieve these means.***
- 7.1.3.4.1.4 The Municipality recognizes that natural heritage features and the establishment of linkages and corridors may benefit from public ownership to ensure their protection, and to provide for public access, where appropriate. The Municipality shall consider all options for the strategic acquisition and protection of natural heritage features, linkages and corridors, where appropriate, including:***
- a) dedication;***
 - b) assistance from other levels of government, agencies and charitable foundations;***
 - c) the bonusing provisions of the Planning Act;***
 - d) land exchange;***
 - e) long-term lease;***
 - f) easement agreements;***
 - g) land trusts; and***
 - h) imposing appropriate conditions on development approval.***

Notwithstanding the preceding, the identification and protection of natural heritage features does not obligate the Municipality to acquire or purchase the land.

7.1.3.5 WATERSHED/SUBWATERSHED PLANNING POLICIES

The Municipality recognizes the importance of watershed planning which provides for the comprehensive consideration of water balance, water quality, and water quantity along with interaction between aquatic and terrestrial natural features, their functions and the resources they represent, and other key ecosystem indicators. The Municipality supports the undertaking of such studies in cooperation with the Conservation Authorities, provincial ministries, other organizations, and adjacent municipalities as appropriate. Watershed planning will be promoted in accordance with the policies of Section 4.5.2 of the Official Plan.

It shall be the policy of Chatham-Kent that:

7.1.3.5.1.1 In addition to the watershed/subwatershed planning policies of Section 4.5.2 of the Official Plan, the Municipality will support the undertaking of watershed/subwatershed plans for shoreline areas, with priority given to areas where pressure for development or intensive uses exist within settlement areas, where significant environmental concerns are identified and/or where funding permits.

7.1.3.6 SHORELINE LANDOWNERS GUIDE

The Municipality supports the preparation of a Shoreline Landowners Guide to provide landowners with a manual outlining best management practices to ensure the sustainability of the shoreline areas, and assist in educating landowners of the various policies and regulations of the various approval authorities with jurisdiction within the shoreline areas.

It shall be the policy of Chatham-Kent that:

7.1.3.6.1.1 In partnership with the Conservation Authorities and other levels of government, agencies, institutions and First Nations, the Municipality shall pursue the development of a Shoreline Landowners Guide. The Shoreline Landowners Guide will provide shoreline property owners with information related to shoreline development policies and regulations, and best management practices to manage, enhance and protect the shorelines, having consideration for Great Lakes Coastal and Natural River Channel processes.

7.1.4 AGRICULTURAL AREA STRATEGY

7.1.4.1 GENERAL

The promotion of agri-tourism and resource based tourism uses is encouraged within the shoreline areas to promote the unique tourism and recreational opportunities associated with the Municipality's waterfront and natural heritage features. The Agricultural Area Strategy seeks to enhance and support the viability and sustainability of farming operations within the shoreline areas, while maintaining and preserving prime agricultural land.

Agri-tourism uses include tourism related uses that are clearly secondary to an agricultural use, such as: wineries and associated uses, orchard and farm tours, pick-your-own fruits and vegetables, retail stands for the sale of agricultural products, and similar type uses. Resource based tourism uses involve the use and enjoyment of the natural environment and resources, which may accommodate such uses and activities as fishing, hunting, parks and conservation areas, camping, canoeing, hiking, snowmobiling and wildlife viewing, among other activities.

It shall be the objective of Chatham-Kent to:

7.1.4.1.1.1 Promote the sustainability of agricultural operations by permitting a range of agri-tourism and resource based tourism uses within the shoreline areas as secondary uses in the Agricultural Area designation.

7.1.4.1.1.2 Direct secondary agricultural uses to lower quality agricultural lands where feasible.

7.1.4.1.1.3 Encourage the designation of specialty crop lands and their protection from non-agricultural uses.

It shall be the policy of Chatham-Kent that:

7.1.4.1.2.1 Agri-tourism and resources-based tourism uses will be promoted and encouraged throughout the shoreline areas as secondary uses to the principle use of agriculture, to promote the sustainability and viability of farming operations.

7.1.4.1.2.2 The Municipality will undertake a Municipal-wide evaluation of specialty crop land once the Provincial evaluation procedures for identifying specialty crop land are available.

7.1.4.1.2.3 The Municipality will seek to develop partnerships for research and innovation in agriculture by pursuing opportunities with educational

institutions (i.e., University of Guelph) to promote agri-tourism and sustainable farming operations.

7.1.4.1.2.4 *The Municipality will work with other levels of government and institutions to promote the redevelopment of the Southwest Regional Centre (SWRC) which may provide opportunities to showcase and promote agri-tourism and agricultural related uses in the shoreline areas.*

7.1.4.2 AGRI-TOURISM AND RESOURCE BASED SECONDARY USES

It shall be the policy of Chatham-Kent that:

- 7.1.4.2.1.1** *In addition to the uses permitted within the Agricultural Area designation in Section 3.10, the following additional secondary uses shall be permitted on lands designated Agricultural Area within the shoreline areas and encouraged where lands have frontage on a Scenic Route, throughout the Municipality:*
- a) bed and breakfast establishments are permitted in accordance with Section 3.10.2.3 and 3.10.2.7, and are encouraged within an existing residence. The specific provisions related to bed and breakfast establishments shall be specified in the Zoning By-law;*
 - b) retail stands for the sale of agricultural products are permitted in accordance with Section 3.10.2.3 and 3.10.2.7, provided the agricultural products are produced on the farm;*
 - c) small-scale resource related activities, which may include recreational commercial uses such as: recreational equipment sales and rentals; guided tours; orchard and farm tours, 'pick-your-own' fruit and vegetable farms; birding activities; staging areas, sightseeing; and other similar type uses, directly associated with a primary agricultural use, agri-tourism or resource-based tourism use; but not including motorized recreational vehicle sales and rentals;*
 - d) small inns, which shall be defined as roofed accommodations with 8 guest rooms or less, directly associated with a winery, agri-tourism or resource-based tourism use; and*
 - e) restaurants, retail stores, and/or banquet and conference centres, directly associated with a winery, agri-tourism or resource-based tourism use.*
- 7.1.4.2.1.2** *Agri-tourism and resource-based tourism secondary uses such as small inns, restaurants, small-scale resource related activities, retail stores and banquet and conference centres in association with another secondary use, or similar type secondary uses shall be considered cumulatively to be clearly secondary and of an appropriate scale relative to the primary agricultural use or natural*

resource. In addition to the policies of Section 3.10, the following policies shall apply to the secondary uses permitted in the Agricultural Area designation within the shoreline areas and/or with frontage on a Scenic Route:

- a) proposed development shall be implemented through a site-specific amendment to the Zoning By-law for the Agricultural Area, and may be subject to Site Plan Control, and, where necessary, a Development Agreement be executed;**
- b) the individual land uses within the Agricultural Area shall be separately zoned through a site-specific amendment to the Zoning By-law and identify appropriate provisions to ensure the use is clearly secondary to the primary agriculture use. The provisions in the Zoning By-law shall include, but not be limited to: building setbacks from property lines, on-site parking requirements, landscaping, screening and/or buffering requirements, outside storage requirements, overall lot size, nature of the use, permitted floor area, lot coverage, number of employees, amount of retail space, total number of seating spaces, and appropriate access, and lighting control requirements for secondary uses. In addition to the consent policies of Section 3.10.2.18 of the Official Plan, the site-specific amendment to the Zoning By-law shall prohibit the future severance of the secondary use from the primary agricultural use;**
- c) the location of the facility or use shall not impose operating constraints and shall not result in the reduction of the efficiency of any existing agricultural operations;**
- d) linear strip development along roadways shall be discouraged;**
- e) the use shall be located on lower quality agricultural land; where possible; except where the use requires higher priority agricultural land for agricultural production;**
- f) the use shall be well removed from potential land use conflicts such as livestock facilities, operating pits, quarries and waste disposal sites;**
- g) the use shall respect the visual qualities and characteristics of the area and protect and enhance the areas significant natural features, cultural resources and views;**
- h) such uses shall be located to comply with the Minimum Distance Separation Formula;**
- i) proposed development in the Agricultural Area shall be serviced with adequate water supply and sanitary sewage disposal services. Development proposals for non-agricultural uses shall demonstrate the suitability of the site for the proposed method of water supply and sanitary sewage disposal to the satisfaction of Chatham-Kent and other approval agencies;**

- j) proposed non-agricultural development in the Agricultural Area shall provide adequate stormwater management in accordance with policy 2.4.9 of this Plan;**
- k) the use shall be located on an Arterial Road, Rural Road, or Provincial Highway;**
- l) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;**
- m) the use shall provide adequate off-street loading, parking spaces and access;**
- n) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;**
- o) development and site alteration shall be consistent with the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan;**
- p) the construction of agricultural and secondary use buildings is discouraged in areas of Natural Heritage and Hazards Features identified in Section 4.0 of the Official Plan, and the EIS requirements of Section 7.1.3 of this Secondary Plan;**
- q) any waterfront portion or Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail access and connection to the broader trail system, and shall be conveyed to the Municipality at no cost; and**
- r) the Municipality may impose appropriate controls available through the Municipal Act, to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.**

7.1.4.3 WINERIES

It shall be the policy of Chatham-Kent that:

- 7.1.4.3.1.1 Wineries are permitted as an agriculture-related use in the Agricultural Area designation, and shall be promoted and encouraged particularly along a Scenic Route, to promote tourism and economic development, subject to the following:**
 - a) The production of wine from a winery shall be subject to the following criteria:**
 - wines produced are to be made from a minimum of 30% of fruit to be grown on-site; and**
 - a winery shall have the capability to bottle the wine produced on site.**

- b) All wineries shall be established by way of a site-specific amendment to the implementing Zoning By-law for the Agricultural Area, and may be subject to Site Plan Control, and, where necessary, a Development Agreement will be executed.**
- c) A hospitality room where food and wine is prepared and served; the sale of products; a banquet hall or conference centre; the retail sale of wine produced on site, and over-night accommodations such as a bed and breakfast establishments or small inns may be permitted where it is clearly demonstrated that such uses are only secondary to and complement the winery. These uses shall only be permitted in accordance with Section 7.1.4.2.1.2, on an individual case by case basis and subject to a site-specific Zoning By-law amendment where the development parameters may be identified.**
- d) Wineries shall be encouraged to locate along a Scenic Route, and shall be required to locate with direct or convenient access to an improved roadway with sufficient capacity to accommodate the anticipated traffic.**
- e) On-site fruit production is an important aspect of the operation of a winery and is required to provide a minimum of 30% of fruit to be grown on-site for the production of wine. As such, land not intended for building or on-site services shall be planted in vineyards and the Municipality may utilize the holding provisions of Section 6.3.3 of this Plan to make vineyard planting a requirement, to be completed prior to the issuance of a building permit.**
- f) Lot sizes within the Agricultural Area designation are subject to the policies of Section 3.10.2.18, and reduced agricultural lot sizes for wineries may be considered in accordance with the policies of Section 3.10.2.18.2 a).**

7.1.5 TOURISM AND RECREATION STRATEGY

7.1.5.1 GENERAL

In accordance with Section 3.11.2.1, the Official Plan establishes that the Lake St. Clair, Lake Erie and the Thames River and Sydenham River systems shall be the focal points for outdoor tourism/recreational activity in Chatham-Kent. The Primary and Secondary Urban Centres and Hamlets shall be the focus of urban based tourism/recreation activity in the Municipality. Certain tourist activities shall also be permitted in Rural Settlement Areas, Recreational Areas and Agricultural Areas in accordance with the policies of the Official Plan.

The tourism and recreation strategy promotes the shoreline areas as focal points for outdoor tourism and recreational activity in the Municipality. This section provides additional policy guidance to attract and promote sustainable tourism and recreational activities within the shoreline areas, including the establishment of tourism nodes, and additional policies to promote lifestyle/resort communities, water-based uses, overnight accommodations, recreational uses, and the conservation of cultural heritage resources. The strategy seeks to balance the need to protect the agricultural area and natural heritage features and environment while promoting economic development opportunities associated with tourism and recreational uses.

The Recreational Area designation is intended to accommodate a diverse range of larger-scale tourism and recreational activities in accordance with the Official Plan policies of Section 3.11.2, however, it is recognized that smaller-scale uses are also directed to other designations in accordance with the policies of this Plan, such as the Agricultural Area designation.

It shall be the objective of Chatham-Kent to:

- 7.1.5.1.1.1 Direct the majority of tourism and recreation related development to the Primary Urban Centres, Secondary Urban Centres and Hamlet Areas within the shoreline areas.***
- 7.1.5.1.1.2 Direct smaller-scale tourism and recreation related development in association with a significant lookout, view, natural feature, the lakeshore or agricultural use to Secondary Tourism Nodes.***
- 7.1.5.1.1.3 Protect and enhance important views within the shoreline areas.***
- 7.1.5.1.1.4 Promote the provision and maintenance of overnight accommodations within areas permitted in this Plan to support tourism development.***

- 7.1.5.1.1.5** *Promote public access to the lakeshore and associated water-based uses.*
- 7.1.5.1.1.6** *Promote the development of gateways to mark significant entry points into the shoreline areas.*
- 7.1.5.1.1.7** *Promote the development of Scenic Routes as combined scenic drive and recreational trails that link major tourism, recreation, agriculture and natural heritage features and destinations within the shoreline areas.*
- 7.1.5.1.1.8** *Promote the preservation of built heritage and cultural heritage landscapes and archaeological resources.*

7.1.5.2 URBAN TOURISM NODES

Tourism and economic activities within the shoreline areas will be directed to the Primary Urban Centres and Secondary Urban Centres, and, to a lesser extent the Hamlet Areas where appropriate services are provided to accommodate them. They will function as the primary Urban Tourism Nodes within the shoreline areas. A range of tourism related uses, including commercial establishments, accommodations, restaurants, entertainment, cultural and institutional uses, and recreational uses shall be encouraged and promoted in the Urban Tourism Nodes.

It shall be the policy of Chatham-Kent that:

- 7.1.5.2.1.1** *The Primary Urban Centres (Chatham, Dresden, Wallaceburg, Blenheim, Ridgetown and Wheatley), Secondary Urban Centres (Merlin, Mitchell's Bay and Thamesville), and to a lesser extent the Hamlet Areas (Morpeth, Shrewsbury, Cedar Springs, and Erieau), are identified as Urban Tourism Nodes on Schedule "F1" and shall be the focus of tourism and economic activities in the shoreline areas.*
- 7.1.5.2.1.2** *Tourism development shall be primarily directed to the Downtown/Main Street Areas of the Primary Urban Centres, the Recreational Area designation, and the historic downtown and main street areas of the Secondary Urban Centres and Hamlets, and to a lesser extent, the Highway Commercial Area designation. These areas will support a range of urban tourism and recreational uses, including: commercial establishments, accommodations, restaurants, entertainment cultural and institutional uses, in accordance with the policies of this Plan.*
- 7.1.5.2.1.3** *The Municipality shall promote tourism uses that provide for year-round tourism-related activities to create a sustainable tourism*

industry and support commercial businesses which historically cater to seasonal tourism activities.

7.1.5.3 SECONDARY TOURISM NODES

The policies of this Secondary Plan provide a framework for the establishment of Secondary Tourism Nodes. Secondary Tourism Nodes provide appropriate locations for smaller scale and less intensive tourism development which may be associated with a significant lookout, view, natural feature, built heritage or cultural landscape feature, or eco-tourism or agriculture-related tourism resource. Secondary Tourism Nodes may accommodate such uses as rest stop facilities, washroom facilities, staging areas, parking areas, picnic areas, ancillary commercial uses and/or agri tourism and resource based tourism uses.

It shall be the policy of Chatham-Kent that:

- 7.1.5.3.1.1 Secondary Tourism Nodes shall provide suitable locations to accommodate tourism related uses and features in association with a significant lookout, view, natural feature, built heritage or cultural heritage landscape feature, or eco-tourism or agriculture-related tourism resource. Tourism and recreation related uses associated with a Secondary Tourism Node shall include:***
- a) washroom facilities;***
 - b) staging and parking areas;***
 - c) parks, open space and natural conservation areas;***
 - d) picnic areas;***
 - e) information booths or kiosks;***
 - f) small-scale resource related activities, which may include recreational commercial uses such as: recreational equipment sales and rentals; guided tours; birding activities; staging areas, sightseeing; refreshment stands and other similar type uses, directly associated with a significant lookout, view, natural feature, built heritage or cultural landscape feature, or eco-tourism or agriculture-related tourism resource, but not including motorized recreational vehicle sales and rentals; and***
 - g) other tourism related uses consistent in keeping with the type, scale and character of the uses outlined above.***
 - h) Institutional or commercial uses that are not directly related to the tourism related uses and features or are not in keeping with the character of the surrounding area shall not be permitted within Secondary Tourism Nodes.***
- 7.1.5.3.1.2 The establishment of a Secondary Tourism Node will require an amendment to the Secondary Plan and shall be identified on Schedule "F1". The range of uses permitted in Secondary Tourism Nodes shall be established through a site-specific Zoning By-law***

amendment and may be subject to Site Plan Control, subject to an evaluation of the following criteria to the satisfaction of the Municipality:

- a) the use shall be secondary and directly associated with a significant lookout, natural feature, built heritage or cultural heritage landscape feature, or eco-tourism or agriculture-related tourism resource;**
- b) the use shall respect the visual qualities and characteristics of the area and protect and enhance the areas significant natural features, cultural resources and views;**
- c) the use shall not require the extension of municipal water or sanitary services, and will be serviced by approved water supply and sewage treatment systems, where required, and provide appropriate stormwater drainage;**
- d) the use is located on lands that do not comprise specialty crop land;**
- e) the use shall be located on lower quality agricultural land, where possible;**
- f) the use shall be located in an area where agricultural land is fragmented or there shall be little or no impact on agriculture;**
- g) the use shall be well removed from potential land use conflicts such as livestock facilities, operating pits, quarries and waste disposal sites;**
- h) the use complies with the Minimum Distance Separation Formulae;**
- i) the use shall be located along or accessible to a Scenic Route;**
- j) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;**
- k) the use shall provide adequate off-street loading, parking spaces and access;**
- l) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;**
- m) development and site alteration shall be consistent with the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan;**
- n) the construction of tourism or recreation related buildings identified in Section 7.1.5.3.1.1 is discouraged in areas of Natural Heritage and Hazards Features identified in Section 4.0 of the Official Plan, and subject to the EIS requirements of Section 7.1.3 of this Secondary Plan.**
- o) any waterfront portion or Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail access and connection**

to the broader lakeshore trail system, and shall be conveyed to the Municipality at no cost; and

- p) the Municipality may impose appropriate controls through the Municipal Act, to ensure that the hours of operation of any secondary use does not conflict with adjacent land uses.*

7.1.5.3.1.3 *The Municipality will seek partnerships and public-private funding opportunities for the establishment of new Secondary Tourism Nodes.*

7.1.5.3.1.4 *The Municipality recognizes that Secondary Tourism Nodes may benefit from public ownership to ensure the protection of natural features or significant lookouts and to provide for public access, where appropriate. To protect natural features or significant lookouts, and to secure public access where appropriate, the Municipality shall consider options such as:*

- a) dedication;*
- b) assistance from other levels of government, agencies and charitable foundations;*
- c) the bonusing provisions of the Planning Act;*
- d) land exchange;*
- e) long-term lease;*
- f) easement agreements;*
- g) land trusts; and*
- h) imposing appropriate conditions on development approval.*

Notwithstanding the preceding, the identification and protection of natural heritage features or significant lookouts does not obligate the Municipality to acquire or purchase the land.

7.1.5.4 WATER ACCESS AND WATER-BASED USES

It is the Municipality's objective to provide public access to the waterfront and shorelines, through the provision of trails, beach areas, and marina areas to promote recreational opportunities associated with the shorelines.

It shall be the policy of Chatham-Kent that:

7.1.5.4.1.1 *The Municipality supports public access to the waterfront through the provision of linked waterfront trails, lookouts, access points, beach areas, marinas and related facilities, such as parking and rest areas, to promote recreational opportunities associated with the shorelines. The Municipality shall support the public use of Municipal owned waterfront property for the recreational purposes, where feasible.*

- 7.1.5.4.1.2** *The Municipality shall endeavour to maintain Municipal owned land, public rights-of-way and unopened road allowances where they abut the shorelines to protect important views and accommodate opportunities for lakeshore access where appropriate.*
- 7.1.5.4.1.3** *The Municipality may close, retain and designate as park any road allowances that abut the shoreline to provide access to the shoreline.*
- 7.1.5.4.1.4** *The Municipality shall consider the strategic acquisition of shoreline areas that complement lands owned by the Municipality, Conservation Authorities or other public organizations and are utilized for park or conservation purposes or provide public access to the lakeshore.*
- 7.1.5.4.1.5** *Development within the shoreline areas shall not preclude access to the water but rather facilitate public access to the shorelines, where appropriate. Through the development approvals process, the Municipality shall ensure that public use access agreements are secured for land along the shoreline as a condition of development. The Municipality shall consider all options for the acquisition and protection of public access to the water, including:*
- a) dedication;*
 - b) assistance from other levels of government, agencies and charitable foundations;*
 - c) the bonusing provisions of the Planning Act;*
 - d) land exchange;*
 - e) long-term lease;*
 - f) easement agreements;*
 - g) land trusts; and*
 - h) imposing appropriate conditions on development approval.*
- Notwithstanding the preceding, the protection of public access to the water does not obligate the Municipality to acquire or purchase the land.*
- 7.1.5.4.1.6** *To promote the environmental sustainability and recreational amenity of the Municipality's beaches and marinas, the Municipality shall support the pursuit of the internationally recognized Blue Flag Designation, particularly for Erieau Beach, Mitchell's Bay Marine Park and Campground, and Dover Community Park (beach). Private marina operators are also encouraged to pursue a Blue Flag Designation.*
- 7.1.5.4.1.7** *The development of new water-based uses such as marinas and beaches are not anticipated by this Secondary Plan as a result of the environmental constraints and impacts regarding the development of*

such uses. This Secondary Plan recognizes that the most prudent approach to improving marina water access is through the enhancement, enlargement, or acquisition of existing marina or beach facilities. The Municipality shall consider the following criteria when evaluating proposals to expand existing water-based uses:

- a) a shoreline or coastal study shall be undertaken to assess the appropriateness of the water-based use and shoreline to accommodate the proposed expansion or enlargement;**
- b) there shall be a demonstrated basis and need for the proposed use;**
- c) the use shall be well removed from potential land use conflicts;**
- d) the use shall respect the visual qualities and characteristics of the areas and protect and enhance the areas significant natural features, cultural resources and views;**
- e) the use shall be serviced by approved water supply and sewage treatment systems and provide appropriate stormwater drainage;**
- f) the use shall provide adequate entrances and exits to roads and shall be located as to minimize travel hazards. Access shall be clearly defined by pavement breaks, landscaping, curbing or other acceptable means;**
- g) the use shall provide adequate off-street loading, parking spaces and access;**
- h) the use shall be located and designed to minimize potential adverse impacts on adjacent residential and other incompatible or sensitive uses by buffering measures such as landscaping, berming and building setback and layout;**
- i) development and site alteration shall be consistent with the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan;**
- j) the construction of new water based uses and buildings is discouraged in areas of Natural Heritage and Hazards Features identified in Section 4.0 of the Official Plan, and subject to the EIS requirements of Section 7.1.3 of this Secondary Plan;**
- k) any waterfront portion or Scenic Route frontage of the development may be required to accommodate an appropriate trail system providing some form of public trail access and connection to the broader lakeshore trail system, and shall be conveyed to the Municipality at no cost;**
- l) all required permits shall be obtained by the applicant from the relevant Federal, Provincial and Conservation Authority having jurisdiction, where located within a Regulated Area; and**
- m) the Municipality may impose appropriate controls through the Municipal Act, to ensure that the hours of operation does not conflict with adjacent land uses.**

- 7.1.5.4.1.8** *As a first priority, the Municipality shall seek opportunities to enhance existing municipally owned marina and docking facilities. The Municipality shall consider the acquisition of marinas and docking facilities as they become available.*
- 7.1.5.4.1.9** *The Municipality will work with the private sector and senior levels of government, including First Nations, to enhance and promote opportunities for commercial shipping facilities, particularly the use of Sydenham River and Wallaceburg docks, and the Wheatley docks.*
- 7.1.5.4.1.10** *The Municipality shall pursue partnerships with privately owned marinas to enhance private facilities and recreational amenities, and opportunities for improved water transit, such as water taxis and water-vehicle rentals for special events.*
- 7.1.5.4.1.11** *The Municipality shall work with other levels of government to investigate opportunities for increasing the speed limit along the Thames River and Sydenham River to encourage water-based traffic along the rivers in support of the Municipality's tourism and recreation objectives. Such investigations must take into consideration the environmental impacts associated with increasing the speed limit along the waterways.*
- 7.1.5.4.1.12** *The Municipality shall promote opportunities to establish ferry or cruise services within Chatham-Kent, particularly on Lake Erie, with ports in Erieau and/or Wheatley, to promote tourism and water-based recreation uses.*
- 7.1.5.4.1.13** *The Municipality shall promote a sustainable commercial and recreational fishing industry and promote Chatham-Kent as a world-class fishing destination. In doing so, measures to protect and enhance the quality and quantity of the fishery should be considered.*

7.1.5.5 LIFESTYLE/RESORT COMMUNITIES

The Municipality supports the accommodation of lifestyle/resort communities within appropriate locations within the shoreline areas that provide principally residential and recreation related uses.

It shall be the policy of Chatham-Kent that:

- 7.1.5.5.1.1** *Lifestyle communities, resort communities, and similar type developments in the shoreline areas shall be defined as developments, principally residential and recreational in nature. Typical features include, but are not necessarily limited to, smaller residences with extensive recreational and community amenities,*

- and abundant open space and may include access to the water. The development of such communities shall be directed to an Urban Tourism Node, where appropriate services are provided to accommodate them. The development of lifestyle/resort communities in the shoreline areas, and outside of an Urban Tourism Node, may only be permitted through a comprehensive review of the Official Plan, which includes consideration of current growth projections, availability of designated land, and the location and market considerations associated with lands within the shoreline areas, and subject to an amendment to the Official Plan, in accordance with the policies of Section 6.3.3.9.3, and the following:***
- a) the development shall be directly related to, or developed in conjunction with, a major recreational resource, such as a golf course, a waterfront beach or park, a significant environmental feature or conservation area, or other similar amenity;***
 - b) the development shall be adjacent or in close proximity to an Urban Tourism Node, as identified in Section 7.1.5.2;***
 - c) there is a demonstrated basis and need for the proposed use;***
 - d) the land does not comprise specialty crop land;***
 - e) the development shall be located on land that consists of lower quality agricultural land, when possible;***
 - f) the development shall comply with the Minimum Distance Separation Formulae;***
 - g) the development shall be appropriately serviced by water and sewer systems (municipal or private) in accordance with the policies of this Plan;***
 - h) the development shall be located on an Arterial or Collector road;***
 - i) the development shall be located and designed to minimize potential adverse impacts on adjacent uses by buffering measures such as landscaping, berming and building setback and layout;***
 - j) development and site alteration shall be consistent with the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan;***
 - k) the construction of lifestyle/resort communities and related buildings is discouraged in areas of Natural Heritage and Hazards Features identified in Section 4.0 of the Official Plan, and subject to the EIS requirements of Section 7.1.3 of this Secondary Plan;***
 - l) any waterfront portion or Scenic Route frontage of the development shall include an appropriate trail system providing some form of public trail access to the water and connection to the broader lakeshore trail system, which shall be conveyed to the Municipality at no cost;***
 - m) the use shall be subject to a site-specific zoning by-law amendment and subject to Site Plan Control; and***

n) all required permits shall be obtained by the applicant from the relevant Federal, Provincial and Conservation Authority having jurisdiction, where located within a Regulated Area.

7.1.5.6 ACCOMMODATIONS

The Official Plan supports opportunities for camping and recreational vehicle camping to promote the tourism industry. This Secondary Plan supports the provision of various types of overnight accommodations within the shoreline areas to support the Municipality's tourism and economic development objectives. Such accommodations may include bed and breakfast establishments, small inns, hotels and motels, guest houses, resort-oriented condominiums, and recreational vehicle camping, and camping facilities or similar accommodations.

It shall be the policy of Chatham-Kent that:

- 7.1.5.6.1.1 The Municipality shall promote the provision, maintenance and improvement of roofed accommodations and camping facilities to promote tourism and recreation in appropriate locations within the shoreline areas, where such uses are permitted by the policies of this Plan, and may include: bed and breakfast establishments, small inns, hotels and motels, guest houses, lodge-style facilities, resort-oriented condominiums, and recreational vehicle camping, and camping facilities or similar accommodations.***

- 7.1.5.6.1.2 Large-scale roofed accommodations, including hotels and motels, resort-oriented condominiums, or similar accommodations, shall be directed to the Primary Urban Centres and Secondary Urban Centres, and where the services, facilities and infrastructure exist to accommodate the use, in accordance with the policies of this Plan. A Market Impact Analysis may be required to support the development approval for large-scale roofed accommodations. The use shall be subject to a site-specific zoning by-law amendment and subject to Site Plan Control.***

- 7.1.5.6.1.3 Small-scale overnight accommodations, including small inns, resort recreational accommodations (rental cabins/cottages etc.), camping grounds, tent and trailer parks, shall be directed to the Recreational Area, Mobile Home Park Area, and to a lesser extent the Agricultural Area designation (subject to the policies of Section 7.1.4 of the Secondary Plan), and where the services, facilities and infrastructure exist to accommodate the use, in accordance with the policies of this Plan. The use shall be subject to a site-specific zoning by-law amendment and subject to Site Plan Control.***

- 7.1.5.6.1.4** *Bed and breakfast establishments shall be permitted and encouraged in accordance with the policies of the Official Plan.*
- 7.1.5.6.1.5** *The Municipality may utilize the community improvement policies of Section 2.7 of the Official Plan, to encourage the provision and maintenance of roofed accommodations.*
- 7.1.5.6.1.6** *Development and site alteration shall be consistent with the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan.*
- 7.1.5.6.1.7** *The construction of accommodation buildings is discouraged in areas of Natural Heritage and Hazards Features identified in Section 4.0 of the Official Plan, and subject to the EIS requirements of Section 7.1.3 of this Secondary Plan.*
- 7.1.5.6.1.8** *All required permits shall be obtained by the applicant from the relevant Federal, Provincial and Conservation Authority having jurisdiction, where located within a Regulated Area.*

7.1.5.7 SCENIC ROUTES

The Municipality supports the identification of Scenic Routes or parkways which accommodate a scenic drive and/or combined recreational trail, within or adjacent to the road right-of-way, that provide a network of major tourist, recreation, agri-tourism and natural environment destinations along the shorelines. It is recognized that Scenic Routes may traverse the boundaries of the Sustainable Shoreline Secondary Plan Area; however, the policies pertaining to Scenic Routes shall be applied consistently to the entire Municipality, where lands have frontage on a Scenic Route.

It shall be the policy of Chatham-Kent that:

- 7.1.5.7.1.1** *Scenic Routes as identified on Schedule "F1" shall be supported, including the:
 - a) *Trans Canada Trail;*
 - b) *Tecumseh Parkway; and*
 - c) *Talbot Trail.**
- 7.1.5.7.1.2** *Changes to the locations of Scenic Routes shall be permitted to accommodate the actual on-ground route, without the need for an amendment to this Plan.*
- 7.1.5.7.1.3** *Additional Scenic Routes may be identified through an amendment to this Plan and included on Schedule "F1", including the Underground Railroad, Wine Route; and other Scenic Routes such as along the*

north Sydenham River, south Thames River routes, Lake Erie shoreline and routes associated with Lake St. Clair.

- 7.1.5.7.1.4** *The Municipality shall pursue opportunities to establish Highway 3 / Talbot Trail along the Lake Erie shoreline as part of Ontario's South Coast tourism initiative in partnership with Haldimand County, Norfolk County, Elgin County and Essex County.*
- 7.1.5.7.1.5** *The following policies will provide general guidance to the establishment of Scenic Routes and parkways:*
- a) Route connections and partnerships with adjacent Municipalities and First Nations should be considered to promote inter-regional tourism and economic development opportunities.*
 - b) The Municipality shall promote the development of recreational, commercial and tourism related uses along Scenic Routes by providing a range of appropriate development opportunities in accordance with the policies of this Plan, including agricultural and resource based tourism activities and related uses along the Scenic Routes (i.e., eco-tourism, wineries, bed and breakfasts, small-scale resource related uses, etc.).*
 - c) The Municipality supports the continuity of Scenic Routes as a slow-travel Scenic Route and shall look at opportunities to decrease speed limits where appropriate to address safety concerns related to visibility and road alignment.*
 - d) The Municipality shall promote the creation of a safe environment and monitor the level and volume of traffic along Scenic Routes to ensure adequate traffic movement and safety and limit heavy truck traffic where feasible.*
 - e) The Municipality shall promote the creation of an aesthetically pleasing route, with such attention to building orientation, access and egress, outside storage, landscaping, fencing, and signage.*
 - f) The Municipality shall promote the creation of the on-road/off-road recreational trail component to Scenic Routes, where feasible, to achieve the following objectives:*
 - seek opportunities to bring it closer to the shoreline, in consideration of the public interest to provide access to the lakeshore, to introduce more diverse recreational opportunities; and*
 - consider establishing recreational trail components to Scenic Routes when resurfacing or upgrading the roadways.*
 - g) Where a development approval along a Scenic Route is required in accordance with Section 6.3 of the Official Plan, a strip of land along the road right-of-way, or along the shoreline above the stable top-of-bank should be dedicated by the landowner to the Municipality to form part of the recreational trail.*

- h) The Municipality shall encourage the protection of prominent shoreline views and vistas along Scenic Routes, through their review of development applications, by working with property owners in considering options for such features as building profiles, location, height, and landscaping.***
- i) Signage along Scenic Routes should be consistent with the Municipal Signage Strategy and should orient travellers to the shoreline area attractions.***
- j) The Municipality shall consider the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan.***

7.1.5.7.1.6 The Municipality shall, where appropriate, acquire land in strategic locations for the development of Scenic Routes, which shall be achieved through a number of means including, but not limited to:

- a) the natural heritage policies of Section 4.7***
- b) acquisition through the development approvals process;***
- c) bringing Natural Heritage Features and associated land into public ownership in accordance with the policies of the Plan; and***
- d) the use of negotiated conservation easements.***

Nothing in this Plan shall be construed as compelling the Municipality to purchase any private land as a means to achieve these policies.

7.1.5.8 WATERFRONT TRAILS AND BLUE TRAILS

The Municipality supports the establishment of waterfront trails and blue trails, which consist of navigable waterways which accommodate water-based recreational uses, such as canoeing and kayaking.

It shall be the policy of Chatham-Kent that:

- 7.1.5.8.1.1 The Municipality shall incorporate the recommended trail network identified in the Chatham-Kent Trails Master Plan in the Official Plan during the next Official Plan review.***
- 7.1.5.8.1.2 The Municipality shall support the development of waterfront trails within the shoreline areas and along the major riverine systems for the creation of off-road pedestrian walking, and hiking paths.***
- 7.1.5.8.1.3 The Municipality shall support the development of blue trails, which consists of navigable water trails, which provide suitable locations for access to and from the water by canoe and kayak within the shoreline areas and along the major riverine systems. Wallaceburg has been identified as an important opportunity for the establishment of blue trails as it may provide for a continuous***

looped blue trail system. The Municipality shall identify other opportunities for the establishment of blue trails.

7.1.5.8.1.4 ***To promote the development of historic walks and tours within the shoreline settlement areas, particularly the historic downtown areas of Chatham and Wallaceburg.***

7.1.5.8.1.5 ***The Municipality will seek to establish partnerships with other levels of government, First Nations and agencies to promote the creation of waterfront trails and blue trails.***

7.1.5.8.1.6 ***The Municipality shall work to bring accessible land and trails along Scenic Routes into public ownership for the use and enjoyment of the Municipality's residents and visitors. Where required, the strategic acquisition of land for the development of trails and Scenic Routes shall be achieved through a number of means including, but not limited to:***

a) the natural heritage policies of Section 4.7;

b) acquisition through the development approvals process;

c) bringing Natural Heritage Features and associated land into public ownership in accordance with the policies of the Plan

d) the use of negotiated conservation easements.

Nothing in this Plan shall be construed as compelling the Municipality to purchase any private land as a means to achieve these policies.

7.1.5.8.1.7 ***The Municipality shall consider the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan in the development of trails.***

7.1.5.9 CULTURAL HERITAGE RESOURCES

The Municipality has a rich history of cultural heritage which includes historically significant and architecturally significant buildings and structures, archaeological and cultural sites and cultural landscapes. This Secondary Plan promotes the enhancement of these resources as a component of the promotion of tourism and recreational uses in the shoreline areas. The policies of Section 5.3 of the Official Plan provide guidance regarding the conservation of cultural heritage resources, in addition, the policies of this Secondary Plan support the designation of heritage districts and cultural heritage landscapes in the shoreline areas.

It shall be the policy of Chatham-Kent that:

7.1.5.9.1.1 ***The Municipality in consultation with the Municipal Heritage Committee (MHC) may undertake the study and consider the designation of historic downtown areas as heritage conservation***

districts within the shoreline areas under Part V of the Ontario Heritage Act, and in accordance with the policies of Section 5.3.2.11 of the Official Plan, including but not limited to the identified heritage conservation districts recommended in the Municipality's Urban Design Guidelines, including historic areas of Chatham, Wallaceburg, Dresden, Bothwell, Thamesville and Ridgetown, in addition to the historic downtown areas of Erieau and Wheatley.

- 7.1.5.9.1.2** ***The Municipality may undertake the study and consider the implementation of management plans for what may be considered important local, regional and/or national cultural heritage landscapes.***
- 7.1.5.9.1.3** ***The Municipality in consultation with First Nations may investigate opportunities along the shoreline and rivers to identify First Nations cultural heritage resources, as a component of the Municipality's tourism strategy and the conservation of cultural heritage resources.***
- 7.1.5.9.1.4** ***The Municipality in consultation with the MHC and First Nations may undertake the preparation of an Archaeological Management Plan (AMP), which would assist in identifying areas of potential or known archaeological resources. The AMP may be focused within the shoreline areas and particularly along the water's edge.***
- 7.1.5.9.1.5** ***Within the shoreline areas there may be marine archaeological resources, including the remains of boats, artifacts, docks, and other items of cultural heritage value. Where development requires a development approval in accordance with Section 6.3 of the Official Plan, the applicant will consult with the Municipality, who will coordinate with the appropriate agencies to determine where there is high potential for marine archaeological resources. Where high potential for marine archaeological resources exist, the Municipality shall require a marine archaeological survey to be conducted by a licensed marine archaeologist to the satisfaction of the Municipality and the Ministry of Tourism and Culture.***

7.1.5.10 LOOKOUTS

Lookouts shall be promoted by the Municipality in locations suitable for establishing a more formal venue from which to experience significant views, vistas and panoramas of the shorelines. Such lookouts are important to understanding the overall configuration, character and landscape of the Municipality's waterfront and promote tourism activities such as birding within the shoreline areas. It is intended that ancillary tourism related uses may be associated with lookouts, as contemplated by the policies of Section 7.1.5.3 (Secondary Tourism Nodes).

It shall be the policy of Chatham-Kent that:

- 7.1.5.10.1.1 The development of lookouts shall be promoted by the Municipality in strategic locations suitable for establishing a more formal venue from which to capture significant views, vistas, and panoramas of the shorelines. These lookouts may include formal seating and viewing areas, elevated look-out towers and associated buildings and structures.***
- 7.1.5.10.1.2 Lookouts should be accessible and integrated with Scenic Routes, and other trail systems to promote an interconnected network of tourism related uses.***
- 7.1.5.10.1.3 The Municipality shall endeavour to identify significant lookouts within the shoreline areas, which shall be preserved, protected and enhanced through the development approvals process, and by limiting development within certain areas.***
- 7.1.5.10.1.4 The Municipality will seek partnerships and funding opportunities for the establishment of look-outs.***
- 7.1.5.10.1.5 The Municipality recognizes that lookouts may benefit from public ownership to ensure protection of the feature and to provide for public access, where appropriate. The Municipality shall consider all options for the strategic acquisition and protection of lookouts, including:***
 - a) dedication;***
 - b) assistance from other levels of government, agencies and charitable foundations;***
 - c) the bonusing provisions of the Planning Act;***
 - d) land exchange;***
 - e) long-term lease;***
 - f) easement agreements;***
 - g) land trusts; and***
 - h) imposing appropriate conditions on development approval. Notwithstanding the preceding, the identification of land as a lookout does not obligate the Municipality to acquire or purchase the land.***
- 7.1.5.10.1.6 All required permits shall be obtained by the applicant from the relevant Federal, Provincial and Conservation Authority having jurisdiction, where located within a Regulated Area.***
- 7.1.5.10.1.7 The Municipality shall consider the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan in the development of lookouts.***

7.1.5.11 IMPORTANT VIEWS

This Plan recognizes the importance of preserving and enhancing the important views which are experienced every day from publicly accessible streets perpendicular to the shoreline within the settlement areas, rights-of-way, and elsewhere, along the shorelines, as well as views of the shorelines from the water.

It shall be the policy of Chatham-Kent that:

7.1.5.11.1.1 The Municipality may identify important views within the settlement areas, rights-of-way, and elsewhere, along the shorelines which shall be preserved, protected and enhanced through the development approvals process, and by limiting development within certain areas.

7.1.5.11.1.2 The Municipality shall endeavour to maintain Municipal owned land, public rights-of-way and unopened road allowances where they abut the lakeshore to protect important views and accommodate opportunities for lakeshore access where appropriate, in accordance with the policies of this Plan.

7.1.5.11.1.3 The Municipality shall endeavour to maintain important views, particularly views at lake/river level which are often obstructed by invasive species, through maintenance and conservation programs.

7.1.5.12 GATEWAYS

Gateways provide important opportunities to mark entry into the shoreline areas and settlements in a more formal manner, in partnership with other stakeholders and landowners. The Plan promotes the identification of significant gateways to promote the shoreline areas as tourism and recreational destinations.

It shall be the policy of Chatham-Kent that:

7.1.5.12.1.1 Gateways shall be promoted as opportunities to mark significant entry points to the shoreline settlement areas, significant natural or cultural resources, through signage, landscaping, decorative fencing and landscaping, or structures that are consistent with the character of the area and surrounding environment. Gateways, once identified, shall be conceptually identified on Schedule "F1".

7.1.5.12.1.2 Gateway locations provide an enhanced opportunity for clustering commercial and tourist related uses where they are located within an existing settlement area or in combination with a Secondary Tourism Node.

7.1.5.12.1.3 The Municipality supports the undertaking of a Gateway Study to identify appropriate locations for the gateways within the shoreline areas, and the use of consistent themes, materials and signage, in consideration of the Municipality's Signage Strategy.

7.1.5.13 SIGNAGE

The Municipality has prepared a Municipal Signage Strategy which provides for a comprehensive signage strategy to provide directional signage and wayfinding systems to direct residents and visitors to significant sites and features within the Municipality. The implementation of this strategy will greatly assist in promoting tourism and recreation throughout the shoreline areas and to achieve the vision expressed in this Secondary Plan.

It shall be the policy of Chatham-Kent that:

7.1.5.13.1.1 The Municipality shall implement the recommendations of the Municipal Signage Strategy to provide a consistent signage strategy for the shoreline areas to promote tourism and economic development through the marketing and advertising of Scenic Routes and natural assets within the shoreline areas. Signage should be coordinated in partnership with other shoreline signage initiatives of other levels of government, Conservation Authorities, and agencies.

7.1.6 COMMUNITY DESIGN STRATEGY

7.1.6.1 COMMUNITY DESIGN

The Community Design Strategy builds upon the community design policies of the Official Plan, particularly the downtown and main street policies of Section B.2.2.2 as they relate to the Primary Urban Centres. A community design strategy is proposed for the shoreline area communities that reinforce and enhance the character of the existing heritage built forms while embracing contemporary community and building design principles which promote more sustainable development.

The Municipality's Urban Design Guidelines provides both general and community specific urban design guidelines for the communities of Chatham-Kent, and particularly the relationship of these communities to the shorelines and rivers. Development within the shoreline areas shall be evaluated with regard to the Official Plan community design policies, the Community Design Strategy outlined in this Section, and the Municipality's Urban Design Guidelines.

The community design strategy recognizes the relationship of communities to the water, where traversed by small creeks or where a river or a lake provides the main focus of the community. These communities founded on water systems can improve their relationship to the water by developing both sides of the water's edge, where feasible, improving connections from the river or lakeshore to the 'main street' and developing urban and open spaces cohesively.

The Community Design Strategy also encourages the development of neighbourhoods and the design and construction of buildings which are based on the principles of sustainability. Sustainable neighbourhood and building design shall promote the following objectives: reduce the consumption of energy, land and other non-renewable resources; minimize the waste of materials, water and other limited resources; foster the creation of healthy and complete living environments; and reduce greenhouse gases.

The Municipality's Urban Design Guidelines provides more specific urban design guidelines and identifies built form, road and streetscape improvements for the shoreline area communities of: Highgate; Merlin; Morpeth; Bothwell; Eriau; Blenheim; Dresden; Ridgetown; Thamesville; Wheatley; Wallaceburg; and Chatham. Furthermore, the Municipality's Urban Design Guidelines identifies potential heritage conservation districts for designation and associated guidelines, including the historic areas of Chatham, Wallaceburg, Dresden, Bothwell, Thamestown and Ridgetown, Eriau and Wheatley.

It shall be the objective of Chatham-Kent to:

7.1.6.1.1.1 Promote the use of the Municipality's Urban Design Guidelines to direct the development of buildings and streetscapes that are

consistent with the established historic character of the respective communities within the shoreline areas.

7.1.6.1.1.2 *Promote the development of neighbourhoods and the design and construction of new buildings based on the principles of sustainability and sustainable building design within the shoreline areas.*

7.1.6.1.1.3 *Promote safe community design measures.*

It shall be the policy of Chatham-Kent that:

7.1.6.1.2.1 *Development applications within the shoreline area communities will demonstrate how the proposal conforms to the general intent and guidelines of the Municipality's Urban Design Guidelines and the Community Design Strategy policies of this Secondary Plan.*

7.1.6.1.2.2 *Development and redevelopment adjacent to the waterfront, particularly within the downtown and main street areas, and where a waterfront trail, sidewalk, public open space area, access to the water or other public feature is present or planned, shall provide for enhancements that will emphasize and utilize the presence of the waterfront and public space through the following means:*

- a) encourage buildings to face the waterfront, by providing primary or secondary accesses, window and display areas, and outdoor seating areas oriented towards the water's edge;*
- b) provide direct access to the building from the adjacent public open space areas;*
- c) encourage development above the groundfloor to accommodate views of the waterfront and provide visual amenity to the shorelines;*
- d) ensure that buildings are planned to accommodate uses that promote pedestrian activity, including retail uses, specialty shops and boutiques, restaurants, cafes, and outdoor seating areas, which attract residents and visitors.*
- e) provide appropriate signage, lighting and landscaping to create an attractive and inviting pedestrian environment;*
- f) minimize the amount and extent of parking adjacent to the water's edge, and appropriately screen loading areas and outdoor garbage/recycling facilities; and*
- g) provide pedestrian connections between the water's edge and the main street area.*

7.1.6.1.2.3 *Development and redevelopment shall enhance the historical character of the core area, where one exists, and buildings and*

streetscapes that conform with the Municipality's Urban Design Guidelines will be encouraged within the shoreline areas.

- 7.1.6.1.2.4 Development and redevelopment requiring improvements to Municipal road right-of ways shall be required to incorporate streetscaping in compliance with the Municipality's Urban Design Guidelines.**
- 7.1.6.1.2.5 While Part B, Section B.2.2.7 provides general community design policies related to the Downtown/Main Street areas of Primary Urban Centres located on the rivers, the policies shall also apply to the downtown and main street areas within the Secondary Urban Centres and Hamlets within the shoreline areas, including:**
- a) development/redevelopment of riverfront lands shall make provision for public access and pedestrian linkages and will be encouraged to make the river a focal point of the downtown and main street areas;**
 - b) both the land-based and the water-based activities associated with the waterfront shall be encouraged to strengthen their relationship to the downtown and main street areas;**
 - c) the waterfront shall be developed and maintained to reinforce its links to the downtown and main street areas in such a manner so as to serve the varied interests of visitors, tourists, recreational users, marine users, residents of the area and the general public;**
 - d) the waterfront and downtown and main street areas shall be developed, redeveloped and managed as a linked land use and water use area in terms of the following criteria:**
 - i) that public access to the waterfront be maintained at street-ends, over public open space areas, and along the water's edge;**
 - ii) that the private security and enjoyment of the area by the waterbased marine users, commercial establishments and local residents be respected in providing public access to the waterfront;**
 - iii) that visual access to the water area be provided at the streets in the downtown and main street areas that terminate at the waterfront and wherever possible around buildings located adjacent to the waterfront and be maintained in association with open space areas; and**
 - iv) that adequate public parking be provided along the waterfront or in close proximity to the access points, to service the public parking needs of tourists, recreational users and the general public.**
 - e) the development of the waterfront lands shall be promoted as a continuous public open space system. No publicly owned land shall be disposed of in these areas, and the Municipality will**

attempt to acquire privately-owned lands where appropriate and feasible.

- f) the tourist potential of the waterfront area should be enhanced by the development of water-related recreational, commercial and entertainment facilities. The development and design of facilities along the waterfront shall not interfere with the development of a continuous public walkway at or near the water's edge.*
- g) where feasible, there shall be uniformity of design for elements such as benches, railings, lighting fixtures, walkways and signs. The architecture of buildings to be built within the waterfront should reflect a common theme for the waterfront.*
- h) docking facilities for transient pleasure boats, display ships and tour boats are permitted along the shoreline of the waterfront.*
- i) the waterfront provides a unique and desirable location for public facilities that will serve the cultural interests of both residents and tourists. Such uses may include educational or heritage displays and exhibits on matters of local importance.*
- j) the shoreline areas provide unique habitat and natural heritage features which should be protected and enhanced to maintain a healthy environment.*

7.1.6.1.2.6 *All required permits shall be obtained by the applicant from the relevant Federal, Provincial and Conservation Authority having jurisdiction, where located within a Regulated Area.*

7.1.6.1.2.7 *The Municipality shall consider the natural heritage policies of Section 4.0 of the Official Plan and Section 7.1.3 of this Secondary Plan in community design initiatives.*

7.1.6.2 SUSTAINABLE NEIGHBOURHOOD DESIGN

Leadership in Energy and Environmental Design for Neighbourhood Design (LEED ND) is a set of standards for neighbourhood location and design based on the principles of smart growth, new urbanism, and green building. It provides a rating system that is voluntary and grounded in sustainability principles that promote energy conservation and minimize environmental impacts. LEED ND, prepared by the Canada Green Building Council, promotes numerous sustainability principles to encourage the design of sustainable neighbourhoods. LEED ND provides a tool to ensure that development is undertaken in a manner that is environmentally responsible and sustainable, and establishes a rating system for recognizing and rewarding sustainable development practices.

This Secondary Plan supports sustainable development practices within the shoreline areas that are energy efficient, conserve water and natural resources, and minimize emissions.

It shall be the policy of Chatham-Kent that:

- 7.1.6.2.1.1 The Municipality shall encourage the design of sustainable neighbourhoods within the shoreline areas in keeping with LEED ND sustainability principles.***
- 7.1.6.2.1.2 The Municipality shall promote the use of the LEED ND Project Checklist and encourage the consideration and application of principles in the design and development of neighbourhoods within the shoreline areas.***
- 7.1.6.2.1.3 The following criteria should be addressed in the development of sustainable neighbourhood forms:***
- a) the creation of more compact, walkable and pedestrian oriented neighbourhoods;***
 - b) the promotion of mixed use developments as opposed to isolated single-use commercial or institutional complexes;***
 - c) the promotion of the creation of human scale environments;***
 - d) the provision of opportunities for residents daily activities to occur within walking distances;***
 - e) the creation of a modified grid pattern with interconnected road networks; and***
 - f) the continuation or extension of existing street patterns and neighbourhood forms where feasible and appropriate.***
- 7.1.6.2.1.4 The following measures shall be promoted to improve air quality and energy efficiency:***
- a) encourage higher density uses along Arterial and Collector roads;***
 - b) provide bicycle facilities, particularly in combination with higher density uses and large traffic generating uses;***
 - c) promote an interconnected street network to minimize trip lengths;***
 - d) identify a strategy to accommodate public parking facilities at key locations to minimize vehicular trips;***
 - e) promote the development of green roofs to improve energy efficiency;***
 - f) promote the use of porous pavement materials to increase water infiltration and reduce stormwater runoff;***
 - g) encourage the reduction of energy and residential combustion emissions through a range of approaches including the development of R-2000 homes and similar commercial construction standards such as LEED, and the incorporation of Energy Star appliances;***
 - h) review the layout of new developments to promote energy conservation measures;***
 - i) encourage landscape design that promotes the use of native species and enhancement of ecological functions; and***

j) encourage the development of buildings powered by renewable energy systems, both passive and active.

7.1.6.2.1.5 *The Municipality shall support the promotion and identification of dark sky communities within the shoreline areas, thereby reducing light emissions to the sky and encouraging energy conservation initiatives, through the use of directional, low-level lighting and other means, where appropriate.*

7.1.6.3 SAFE COMMUNITY DESIGN

This Secondary Plan promotes the design of safe communities by encouraging the implementation of the principles of Crime Prevention Through Environmental Design (CPTED) within the shoreline areas.

It shall be the policy of Chatham-Kent that:

7.1.6.3.1.1 *The Municipality shall promote the implementation of the principles of Crime Prevention Through Environmental Design (CPTED), specifically, the Municipality shall encourage proponents of new development within the shoreline areas to:*

- a) promote the continuous occupancy of public spaces by encouraging uses, activities and businesses that provide public presence throughout the day and are adjacent to public spaces;*
- b) provide opportunities for visual overlook and accessibility to public spaces, streets, and parks;*
- c) provide clear, unobstructed views of public spaces, including parks, school areas and open space areas from adjacent streets;*
- d) ensure the use of appropriate lighting to deter crime;*
- e) situate buildings to encourage “eyes on the street” and natural surveillance;*
- f) encourage the provision of views into, out of and through publicly accessible interior spaces; and*
- g) provide improved accessibility for disabled and elderly.*

7.1.6.4 SUSTAINABLE BUILDING FORMS

Leadership in Energy and Environmental Design (LEED) Canada for New Construction and Major Renovations (LEED Canada - NC) was approved in 2004, tailored specifically for Canadian climates, construction practices and regulations. LEED Canada-NC provides an industry accepted definition for “green building” and provides a set of environmental performance criteria for practices, standards, and technologies.

The Municipality shall encourage the consideration of the Project Checklist for LEED Canada - NC and the application of practices, standards, and technologies in the design

and development of buildings within the shoreline areas, in each of the focus areas outlined in the checklist:

- Sustainable Sites;
- Water Efficiency;
- Energy and Atmosphere;
- Materials and Resources;
- Indoor Environmental Quality; and
- Innovation and Design Process.

It shall be the policy of Chatham-Kent that:

- 7.1.6.4.1.1 The Municipality shall promote the location and orientation of buildings to provide visual interest and a cohesive and pedestrian friendly streetscape, through the following measures:***
- a) buildings, structures and landscaping shall be designed to provide visual interest to pedestrians and an appropriate scale with the street. Generally, building heights should be related to road widths to create a more comfortable pedestrian environment;***
 - b) buildings on corner lots should be sited and massed toward the intersection to provide visual interest. The rear and side elevations of buildings on corner lots should be designed to take advantage of their added visibility; and***
 - c) residential garages should be designed so they are not the dominant feature along the streetscape, do not project into the front yard, or occupy a disproportionate area of the lot frontage.***

7.1.7 INTERPRETATION

In addition to the interpretation policies of Section 6.8 of the Official Plan, the following policies will assist the Municipality in the interpretation and implementation of the policies contained within the Sustainable Shorelines Secondary Plan:

It shall be the policy of Chatham-Kent that:

- 7.1.7.1 The policies of Part A and Part B of the Official Plan continue to apply to the shoreline areas, and the policies provided in Section 7.1 contain more detailed policy guidance related to the sustainability of the shoreline areas. The Official Plan and Secondary Plan policies are intended to be read in their entirety and the relevant policies are to be applied to each situation.***
- 7.1.7.2 References to the Sustainable Shorelines Secondary Plan, Secondary Plan, or Section 7.1, shall mean the contents of Section 7.1 and related Schedule “F1” which comprise the Secondary Plan for the Sustainable Shorelines Secondary Plan Area as defined in Schedule “F1”.***
- 7.1.7.3 The policies of this Secondary Plan shall apply to lands located within the Sustainable Shoreline Secondary Plan Area as identified on Schedule “F1”. It is recognized that during the next Official Plan review, the Municipality in consultation with the public, agencies and other stakeholders may review and identify policies which may be applicable to the entire Municipality to assist in achieving the Municipality’s vision for the promotion of sustainable shoreline areas. The Municipality may consider the policies of this Secondary Plan when reviewing development applications which extend beyond the Sustainable Shorelines Secondary Plan Area, where the lands exhibit characteristics similar to the shoreline areas and have a significant relationship to the shoreline areas.***
- 7.1.7.4 The policies of this Secondary Plan make reference to the Community Sustainability Plan for the Shoreline Areas. While not a statutory document, the Community Sustainability Plan is a companion plan to the Secondary Plan, which identifies more specific actions and programs to implement the policies of this Secondary Plan, and should be read together with this Secondary Plan.***
- 7.1.7.5 It is recognized that the Scenic Routes identified in this Secondary Plan extend beyond and traverse the boundaries of the Sustainable Shorelines Secondary Plan Area. It is the intent of this Secondary***

Plan that policies pertaining to the Scenic Routes be applied consistently throughout the Municipality where lands have direct frontage on a Scenic Route.

SCHEDULE "F1"