

DECISION

With respect to the
City of Dryden Official Plan

Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the City of Dryden Official Plan and all subsequent amendments thereto, pursuant to By-law 2023-41, insofar as this official plan is in effect;

I hereby approve the City of Dryden Official Plan adopted by By-law 2023-41, subject to the following modifications with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Page 17, Section 3.3, Accessory or Secondary Dwelling Unit, is modified so it reads:

3.3 ACCESSORY OR SECONDARY ADDITIONAL RESIDENTIAL DWELLING UNIT

3.31 An ~~accessory or secondary~~ **additional residential** unit is a self-contained residential unit that may be permitted in a ~~principle~~ **principal** dwelling unit, being single detached, semi-detached, duplex, townhouse, or separate from the ~~principle~~ **principal** dwelling unit like a detached garage located on the same lot.

2. Page 18, Section 3.4.1, Affordable Housing, is modified so it reads:

b) The City will encourage and promote the development of affordable housing by providing planning incentives that may include:

i) ~~Density bonusing~~;

ii) Deferral or waiving of fees and development charges;

iii) More flexible zoning

c) ~~Secondary Dwelling~~ **Additional Residential** units are permitted in accordance with Section 3.3.1 of this Plan.

~~Density bonusing is referred to as bonusing or floor area relaxations, and used as a zoning tool that permits private developers to build additional floor area, in exchange for amenities and affordable housing needed by the community. Amenities can be community centres, libraries, parks, childcare centres, and more.~~

3. Page 21, Section 3.5.12, Aggregates and Mineral Resources, is modified so that it reads:

Council shall conserve cultural heritage resources when considering the establishment of new areas for mineral extraction or when considering the establishment of new extraction operations or the expansion of existing extraction operations. ~~When necessary,~~ Council will require an archaeological assessment be required for any construction activity located in an area of archaeological potential to determine the potential impacts and satisfactory measures to mitigate any negative impacts on cultural heritage.

4. Page 23, Section 3.7.5 Archaeological Resources, is modified so that it reads:

~~The City shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Tourism, Culture, and Sport; the Ministry of Government Services; and Bereavement Authority of Ontario, when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the Ontario Heritage Act and the Funeral Burial and Cremation Services Act shall apply.~~

When development has the potential to impact a known or suspected cemetery or burial site, Council may require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery.

5. Page 29, Section 3.16.7, Cultural Heritage Resources, is modified so that it reads:

Council shall ~~have regard for the potential~~ conserve ~~ation of~~ cultural heritage resources during the undertaking of municipal public works or environmental assessment projects or private development. ~~When necessary, satisfactory mitigation measures and/or heritage impact assessments (HIA) will be required to mitigate any adverse impact to cultural heritage resources.~~

Technical cultural heritage studies (e.g., conservation plan, heritage impact assessment and/or archaeological assessment) will be conducted by a qualified professional whenever a development or site alteration has the potential to affect a protected heritage property or a property with potential cultural heritage value or interest.

~~Municipalities are enabled by the Provincial Policy Statement under the Planning Act (R.S.O. 1990) to use HIAs in the planning process. Section 2.6.1 of the Provincial Policy Statement states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” and the mechanisms defined for conservation include the implementation of recommendations, mitigative measures and alternative development approaches set out in a heritage impact assessment (HIA).~~

6. Page 24, Section 3.28, Group Homes and Homeless Shelters, is modified so that it reads:

~~3.28.1 The following types of Group Homes administered under Provincial legislation shall be permitted to establish in any residential area or residence:~~

- ~~a) — Approved homes;~~
- ~~b) — Homes for special care;~~
- ~~c) — Supportive housing programs, adult community mental health programs;~~
- ~~d) — Children’s residences;~~
- ~~e) — Accommodation services for the developmentally disabled;~~
- ~~f) — Satellite residences for seniors; and~~
- ~~g) — Homes for individuals who have physical disabilities, where the Province licenses, funds or approves the home.~~

~~3.28.2 A group home is defined as a housekeeping unit in a residential dwelling in which a maximum of nine (9) residents, excluding staff, live as a family under responsible supervision.~~

~~3.28.3 Only those group homes that can be supported by the existing level and range of community, social and medical services available in the City shall be permitted.~~

~~3.28.4 All group homes shall be licensed or approved under provincial statute and comply with the Zoning By-law.~~

~~3.28.5 A homeless shelter (emergency, transitional shelter) is defined as temporary places to stay, usually meant for people with no permanent place to live or in need of a place to stay fleeing from an abusive and violent situation.~~

~~Shelters for this purpose are encouraged to be located close to supportive community services (e.g., healthcare, treatment services, social services, public health services, food security services, etc.).~~

Group homes are a residential use and shall be permitted in all land use designations that permit residential uses. They shall be encouraged, but not limited, to locate in proximity to community services and facilities that may serve residents.

7. Page 52, Section 3.42.6, Threatened and Endangered Species is modified so that it reads:

If impacting an endangered or threatened species cannot be avoided, a permit or agreement under the Endangered Species Act **should must** obtained before the activity proceeds. The City will work directly with ~~Ministry of Natural Resources and Forestry district staff~~ **the appropriate ministry** to develop agreements or permits when required.

8. Page 55, Section 3.47.1, Waste Disposal Sites is modified by adding the following new section:

- a) **Development proposed on private wells within 500 metres (1,640 feet) of an existing or closed waste disposal site shall be accompanied by a hydrogeological study completed by a qualified professional geoscientist/engineer.**

9. Page 58, Section 3.49.4, Wayside Pits and Quarries, is modified so that it reads:

When considering the establishment of new wayside pits and quarries or the expansion of existing operations, ~~consideration shall be given~~ **cultural heritage resources shall be conserved, including the completion of archaeological assessments, and environmental impacts should be mitigated, and appropriate mitigative measures, as required.**

10. Page 65, Section 4.1.1.20, General Policies, is modified so that it reads:

The following standards for additional ~~dwelling~~ **residential** units shall be provided:

11. Page 66, Section 4.1.1.21, General Policies, is deleted in its entirety:

~~4.1.1.21 Group homes administered by the Ministry of Health or Ministry of Community and Social Services under Provincial legislation shall be permitted in any residential area. The types of group homes which are permitted include:~~

- ~~a) Approved homes;~~
- ~~b) Homes for special care;~~
- ~~c) Supportive housing programs;~~
- ~~d) Accommodation for adult mental health programs;~~
- ~~e) Accommodation services for individuals with a developmental disability;~~

f) ~~Satellite residences for seniors;~~

g) ~~Homes for individuals who have physical disabilities, where the Province licenses, funds or approves such a group home program; and~~

h) ~~Homeless shelters (emergency, transitional housing) for individuals who are socially disadvantaged and community resource centres will require a Zoning By-law amendment.~~

12. Page 82, Section 4.2.1.3, Rural Residential, is modified so that it reads:

New residential lots shall be large enough to sustain private sewage and water systems. The minimum lot area shall not be less than ~~0.8~~ 1.0 hectare (~~2.47~~ acre) in size. The Zoning By-law will specify other application regulations reflecting the ~~Ministry of Environment and Climate Change~~ Ministry of Environment, Conservation and Parks technical guidelines on private wells.

13. Page 86, Section 4.2.4, Rural Agricultural, is modified so that it reads:

4.2.4.1 Agricultural uses, agricultural-related uses, and ~~secondary uses~~ on-farm diversified uses are permitted in the Rural Agricultural Area designation.

4.2.4.4 ~~Secondary uses mean uses that are secondary to the principle use of the property, including but not limited to home occupations, home industries, on-farm diversified uses, and uses that produce value added agricultural products from the farm operation on the property in the Rural Area designation. On-farm diversified uses means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products.~~

14. Page 87, 4.2.4.3, Rural Agricultural, is modified so that it reads:

Development shall not be located in areas that would adversely affect existing agricultural operations. New land uses, including the creation of lots and new or expanding livestock facilities, will comply with the Minimum Distance Separation formulae established by the Province, as amended from time to time to minimize odour conflicts between livestock facilities and development. The Minimum Distance Separation formulae ~~I will not be applied~~ does not apply to development occurring on an existing lot of record prior to March 1, 2017.

15. Page 92, 4.3.3.1 Natural Heritage, is modified so that it reads:

The natural heritage values have been supplied by ~~the Ministry's Natural Resource Values Information System (NRVIS)~~ Land Information Ontario (LIO) data sets. The natural values are constantly changing and being updated as new information becomes available...

16. Page 105, Section 5.1.2.1 Private Services, is modified so that it reads:

e) The use of municipal water in conjunction with private sewage disposal services shall be discouraged, except where necessary to address failed services in existing development. This situation shall be established in consultation with the Chief Building Official and the Northwestern Health Unit. The proponent ~~may~~ shall be required to provide technical studies to demonstrate that no negative impacts will result from the partial servicing arrangement...

17. Page 107, Section 5.2.1.7 Provincial Highways, is modified by adding the following new paragraph:

The proposed new Highway 17 alignment will be classified as a 2-A Principal Arterial Highway and that no new direct highway access will be permitted other than at Ministry determined public road intersections.

18. Page 108, Section 5.2.1.8, Provincial Highways, is modified by adding the following new paragraph:

The proposed new Highway 17 alignment is a fully Controlled Access Highway and no at grade trails or trail crossings will be permitted within the Ministry of Transportation right-of-way.

19. Page 113, Section 6.2.2.1, Consents in the Rural Area, is modified so that it reads:

h) The parcel(s) to be severed and the retained shall generally have a minimum area of ~~0.8~~ 1.0 hectares (~~2.47~~ acres) unless supported by a Hydro-geological Study which justifies a smaller lot size;

20. Page 121, Section 7.9.6 Official Plan Amendments and Review, is deleted in its entirety:

~~Ontario's More Homes for Everyone Act (Bill 109, 2022), received Royal Assent on April 14, 2022, and an Official Plan amendment that is proponent initiated may receive a refund on fees on a graduated schedule over time, up to 100%~~

~~refund, if the municipality fails to meet the statutory deadlines for decisions (currently 90 — 120 days). These refunds came into effect on January 1, 2023.~~

21. Page 123, Section 7.11, Pre-consultation and Prescribed Information, is modified so that it reads:

~~7.11 The Planning Act permits the City to require a~~Applicants ~~to~~ may consult with the City prior...

7.11.4 Pre-consultation with municipal staff is **mandatory beneficial** and depending...

7.13.1 a) During the **mandatory** pre-consultation meeting with City staff, proponents for Official Plan Amendments.

22. Page 126, Section 7.14.4 a) and f) Site Plan Control, are modified so that they read:

The site plan control process may be used to address land use matters including:

a) Providing ~~a high standard of landscape amenity, with consideration~~ for accessibility, wayfinding, and buffering of service areas, ~~while retaining natural features, wherever possible;~~

f) ~~Protecting existing mature trees and/or planting new native trees;~~

23. Page 126, Section 7.14.5, Site Plan Control, is modified so that it reads:

To avoid undue restrictions, certain types of development will be exempt from site plan control, as defined through the Site Plan Control By-law. These development types will include, but may not be limited to the following development types:

~~Single detached dwellings, semi-detached dwellings, tiny homes, to a maximum of ten (10) dwelling units;~~ Multi-residential developments with ten (10) units or less, unless the development is located on lands within 300 metres of a railway line or 120 metres of a wetland, inland lake, the shoreline of the Great Lakes-St. Lawrence River System, and a river or stream

24. Page 128, Section 7.17.3, Zoning By-law, is deleted in its entirety:

~~Ontario's More Homes for Everyone Act (Bill 109, 2022), received Royal Assent on April 14, 2022, and a Zoning By-law amendment that is proponent initiated may receive a refund on fees on a graduated schedule over time, up to 100% refund, if the municipality fails to meet the statutory deadlines for decisions (currently 90 — 120 days). These refunds came into effect on January 1, 2023.~~

25. Schedule B - Map 1 Settlement Area Environmental Resources (dated October 13, 2022), and Map 2 Rural Area Environmental Resources (dated June 28, 2022) are deleted and replaced with Schedule B - Map 1 Settlement Area Environmental Resources (dated August 12, 2024), and Map 2 Rural Area Environmental Resources (dated August 12, 2024) (attached).

Dated at Toronto this 19th day of DECEMBER, 2024.



Sean Fraser
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

Attachments- Schedule B - Map 1 Settlement Area Environmental Resources (August 12, 2024), and Map 2 Rural Area Environmental Resources (August 12, 2024)



