

# DECISION

With respect to the  
new Official Plan of the St Joseph Island Planning Board

Subsection 17(34) and Section 26 of the *Planning Act*

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I hereby approve, as modified, the St Joseph Island Planning Board Official Plan, adopted by By-law by the planning board and planning area municipalities in September 2022, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Pages 4 & 13, Sections A 2.1.1 (Natural Environment- Goal), A 2.1.2 (Strategic Objectives), and A 3.2.1.3 (Environmental Protection), are modified so that they read as follows:

## A 2.1.1

It is the goal of this Plan to protect **significant** natural heritage features and functions on the Island, while recognizing that resource industries are vital to local and provincial economies.

## A 2.1.2

1. To protect **significant** environmental features and their associated ecological functions.

## A 3.2.1.3

The Environmental Protection designation identifies **significant** natural features which is intended to be protected from incompatible land use.

2. Page 8, Section A 3.1 (Settlement Areas), is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

2. ~~The Planning Board may identify a new settlement area or expand an existing settlement area only through a comprehensive review of this Official Plan.~~ In ~~considering~~ **identifying a new settlement area or allowing** an expansion to a settlement area, the Planning Board shall **consider** ~~demonstrate that~~:

- a. ~~Sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon~~ **The need to designate and plan for additional land to accommodate an appropriate range and mix of uses;**

- b. The If there is sufficient capacity in existing or planned infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c. Where expansion is proposed into agricultural area:
  - i. Alternative locations have been evaluated, and
  - ii. There are no reasonable alternatives which avoid agricultural areas; and
  - iii. There are no reasonable alternatives on lower-priority agricultural lands in agricultural area;
- d. Whether ~~Tt~~the new or expanding settlement area is in compliance with the minimum distance separation formulae; **and**
- e. Whether ~~l~~impacts from new or expanding settlement areas on the agricultural operations which are adjacent or close to the settlement area system are avoided, or where avoidance is not possible, are minimized and mitigated to the extent feasible, as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- f. The new or expanding settlement area supports the phased and orderly progression of urban development.

~~3. Notwithstanding Policy 2, the Planning Board may permit adjustments of settlement area boundaries outside a comprehensive review provided that:~~

- ~~a. there would be no net increase in land within the settlement areas;~~
- ~~b. the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;~~
- ~~c. agricultural area are addressed, where applicable;~~
- ~~d. the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands, and~~
- ~~e. the new or expanding settlement area is in compliance with the minimum distance separation formulae~~

~~4.3.~~

3. Page 24, Section B 3.5.2 (New Development and Redevelopment Policies), is modified so that it reads:

4. All development proposals requiring a Planning Act approval ~~may be required~~ are encouraged to restore, enhance and conserve their building façade in order to maintain the architectural character and identity of the Downtown in accordance with the following guidelines:"

4. Page 29, Section B 5.3 Rural Area (Permitted Uses), is modified so that it reads:

Permitted uses on lands designated Rural Area may include agricultural, **agriculture-related and on-farm diversified uses**; and nursery uses; single-detached dwellings; bed and breakfast establishments; home occupations and home industries, ...

5. Page 38, Section B 5.6.5 (Development of Other Uses in the Aggregate Resource Overlay), is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

2. Lands located in or adjacent to the Aggregate Resources Overlay on Schedule A shall be protected from development or land uses that may hinder the effective and/or economical extraction of aggregate in the future.

**a. Adjacent lands are 300 metres from sand and gravel deposits and 500 metres from bedrock deposits.**

3. ~~In cases where the economical and/or physical extraction of aggregate is not feasible and/or inappropriate, n~~New lots or other development or land use **may be** permitted on lands so designated ~~shall be permitted~~, provided it can be shown to the satisfaction of the Planning Board and/or Municipal Council that:

~~a. The resource use would not be feasible; The land use pattern in the area has reduced the feasibility of extraction; or~~

~~b. There is not enough aggregate in the area to justify its economical extraction; or~~

~~c. b.~~

6. Page 41, Section B 6.4.1 (New Residential Lots by Consent and Boundary Adjustments - Shoreline Areas), is modified so that it reads:

2. To ensure that new lots maintain the character of the shoreline community and can accommodate proper means of sewage disposal, new lots created by consent shall have a minimum lot area of ~~0.6~~ **1.0** hectare, unless a hydrogeological evaluation or other acceptable technical study supports a smaller lot area. Any new lot created is subject to approval by Algoma Public Health.

7. Page 41, Section B6.4.2 (Shoreline Setbacks), is modified so that it reads:

5. New development must provide adequate setback consideration to areas of wave uprush and dynamic beaches, ~~where these features have been identified by the Ministry of Northern Development, Mines, Natural Resources and Forestry.~~

8. Page 47, Section B 8.1 (Environmental Protection- Purpose), is modified so that it reads:
2. eliminate the potential for the loss or fragmentation of Provincially Significant Wetlands, **significant and non-significant Coastal wetlands, wildlife habitat including habitats of endangered and threatened species,** wildlife features, and areas of natural and scientific interest, **and adjacent lands,** and the habitats and ecological functions they provide; and,
9. Page 47, Section B 8.2 (Location), is modified so that it reads:
1. All significant **and non-significant** coastal wetlands ~~evaluated and identified by the Ministry of Northern Development, Mines, Natural Resources and Forestry;~~
  2. All other **significant** wetlands that were designated ~~as such in the previous Official Plan~~ or which have been identified but not evaluated **according to the Ontario Wetland Evaluation System** ~~by the Ministry of Natural Resources and Forestry and endorsed by Council;~~
  3. Significant wildlife habitats, **including and the** habitats of endangered and threatened species; ~~and,~~
  - 4. Areas of Natural and Scientific Interest; and,**
  5. Any other area that has been determined to be environmentally significant as a result of a planning process.
  6. Lands designated Environmental Protection are shown on Schedule A to this Plan. The individual components of the Environmental Protection designation are shown on Schedule B to this Plan, **except the habitat of endangered or threatened species, due to the sensitive nature of the information.**
10. Page 48, Section B 8.3 (Permitted Uses), is modified so that it reads:
2. Development and site alteration shall not be permitted in the Environmental Protection designation, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
    - a. Development and site alteration is prohibited in significant wetlands and significant coastal wetlands.**
11. Page 49, Section B8.4.2 (Adjacent Lands), is modified so that it reads:
1. Adjacent lands are the lands adjacent to an environmental feature within which impacts must be considered and within which the compatibility of the development

proposal must be addressed. For the purposes of this Official Plan, adjacent lands are defined as all lands within:

- a. 120 metres of the boundary of ~~Provincially significant~~ coastal wetlands or a Provincially significant wetland that has been evaluated by the Ministry of Northern Development, Mines, Natural Resources and Forestry;
- b. 50 metres from the boundary of a Provincially or Regionally Significant Area of Natural and Scientific Interest (ANSI) - earth science and 120 meters from the boundary of an ANSI - life-science; and,
- c. ~~50-120~~ metres of a significant wildlife habitat, ~~of any endangered or threatened species and where scientific data has determined a different setback the greater of the two will be required;~~ and,
- d. ~~30 metres from the boundary of a fish habitat area.~~

12. Pages 49 & 50, Section B8.5 (Description of Components of the Environmental Protection Designation), are modified so that they read:

The Natural Heritage System represents a network of natural areas that continues to exist after the area was settled and the lands and waters that support the ecological functions critical to the survival of these areas. ~~Below is a description of these~~ The components of the natural heritage system that are within the Environmental Protection designation are as follows: coastal wetlands, significant wetlands, significant wildlife habitat, significant areas of natural and scientific interest, habitat of endangered species and threatened species, and adjacent lands to the natural heritage features and areas as described in this OP.

13. Page 50, Section B8.6 (Wetlands), is modified so that it reads:

1. Wetlands are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface, ~~as shown on Schedule B.~~ In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four types of wetlands are swamps, marshes, bogs and fens. Wetlands play a very important role in the natural heritage system, since they:
2. ~~There are two categories of wWetlands in this Plan~~ which have been distinguished for planning purposes. ~~They include in this plan are~~ Provincially Significant Coastal Wetlands, Significant Wetlands, and Locally Significant Wetlands, Non-Significant Coastal Wetlands, Unevaluated Wetlands.

14. Page 51, Section B8.7 (Significant Habitat of Endangered, Threatened Species), is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

(Significant **Wildlife** Habitat **and Habitat** of Endangered, Threatened Species)

1. A wildlife habitat area is an area where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or nonmigratory species. In some cases, these areas may be considered significant due to the ecological importance of features, functions, representation or amount, thereby contributing to the quality and diversity of an identifiable geographic area.

2. Wildlife habitat areas shown on the Schedule B to this Plan include significant wildlife habitat areas such as deer wintering areas, staging areas, aquatic feeding areas and nesting sites. As new information becomes available, other wildlife habitat areas may become known and added to Schedule B. This new information will be considered at the time a development application is submitted and/or when the Official Plan is reviewed.

43. An endangered species is a species listed in the Regulations under the Endangered Species Act that is at risk of extinction throughout all or a portion of its Ontario range, if limiting factors are not reversed. A threatened species is a native species that is at risk of becoming endangered through all or a portion of its Ontario range. Threatened or endangered species are listed ~~on the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and Committee on the Status of Species at Risk in Ontario (COSSARO) lists~~ in Ontario Regulation 23/08, Species at Risk in Ontario List. The ~~‘significant habitat’ is the area of land that is necessary for the maintenance, survival and/or recovery of naturally occurring or re-introduced populations~~ of endangered, or threatened species is an area on which the species depends, directly or indirectly, to carry on its life processes, such as reproduction, rearing, hibernation, migration or feeding, and includes places in the area that are used by members of the species as dens, nests, hibernacula or other residences.

24. The **significant** habitat of all species that are considered to be endangered or threatened is intended to be contained within the Environmental Protection designation. Additional studies and/or consultation may locate such habitats, and, in such instances, it is the intent of this Plan that these areas be subject to the policies of

this section. Schedules A and/or B will be amended if necessary to reflect the additional habitat(s), is modified so that it reads: located through further study.

**5. Any person undertaking an activity within a habitat of an endangered or threatened species is responsible to determine if an Endangered Species Act (ESA), is modified so that it reads: authorization is required before the activities are undertaken.**

**6. If it has been determined that there is a potential for Species At Risk and/or their habitat to be impacted by the development, landowners/developers shall contact the Ministry of Environment Conservation and Parks to obtain required permits under the ESA.**

15. Page 51, Section B8.8.1 (New Development in the Environmental Protection Designation), is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

1. There may be circumstances where development may be permitted in the Environmental Protection designation, if such development:

a. is not located within a **Provincially** Significant Coastal Wetland or **Significant Wetland** ~~the habitat of endangered or threatened species;~~

**b. is not located within Significant Wildlife Habitat or Significant Areas of Natural and Scientific Interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.**

**c. is not located within habitat of endangered species and threatened species except in accordance with provincial and federal requirements.**

**d. is not located on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.**

**be.**

16. Page 55, Section B8.10 (Zoning By-law Implementation), is modified so that it reads:

2. Where any application is made to amend the boundary of an area identified as Provincially Significant Coastal Wetland **or Significant Wetland**, in the Zoning By-law, the application shall be circulated to the ~~Ministry of Municipal Affairs and Housing and Notice of application is to be given to MMAH pursuant to Ontario Regulation 545/06~~ **Ministry of Natural Resources (MNR).** **The official boundaries**

**of an evaluated wetland cannot be changed without Ministry of Natural Resources' written concurrence.**

17. Page 58, Section B9.4.3 (Relationship between the Environmental Protection designation and the Major Open Space designation)

1. It is recognized that there are lands in the Major Open Space designation which should be designated Environmental Protection, given they form part of, or are in proximity to, a significant natural heritage feature. Where this overlap occurs, as shown on Schedule B, the policies of Section **B98 or C2** shall take precedence over the Major Open Space policies. The Planning Board has chosen to identify these lands as Major Open Space in the Plan, as it is a source of community pride that such lands are protected in public ownership.

18. Page 64, Section C2.2 (Fish Habitat), is modified so that it reads:

3. For the purpose of this section, lands adjacent to fish habitat are defined as being within **30-120** metres of a fish habitat area. Filling, dredging and/or other shoreline alterations within 30 metres of fish habitat areas is prohibited and may be subject to enforcement by the Federal Department of Fisheries and Oceans.

19. Page 65, Section C2.4 (Areas of Significant Wildlife Habitat), is removed in its entirety, and subsequent policies renumbered in sequence with established convention.

**C2.5C2.4**

20. Page 69, Section C5.2 (Natural Hazards), is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

1. Development will generally be directed to areas outside of hazardous land adjacent to the shoreline of Lake Huron, the St. Mary's Channel, inland lakes, and river and stream systems which are impacted by flooding and/or erosion hazards, and hazardous sites. **Development and site alteration shall not be permitted within the dynamic beach hazard, areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.** Hazardous sites may consist of steep slopes, unstable soils, organic soils, and unstable bedrock. ~~Where development is proposed within or partly within these features, the development proponent shall submit a technical study prepared by a qualified professional, to the satisfaction of the appropriate approval authority, which demonstrates the following:~~



- ~~a. the hazard can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;~~
- ~~b. new hazards are not created and existing hazards are not aggravated;~~
- ~~c. no adverse environmental impacts will result;~~
- ~~d. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and,~~
- ~~e. the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.~~

~~2. Recommendations made in the technical report(s), will be implemented through the planning process. Where the technical report indicates that development within a particular hazard is not feasible, the development shall not proceed.~~

~~3. Development and site alteration within a floodway is prohibited, except for development and site alteration which, by its very nature, must be located within a floodway. A floodway consists of those areas, usually low lands adjoining watercourses, which have been or may be subject to flooding hazards.~~

#### 4.2.

21. Page 72, Section C7 (Waste Disposal Sites 1.), is modified so that it reads:

1. There are three open waste disposal sites on the Island, as shown on the Schedules of this Plan. These sites shall be protected to ensure there is adequate capacity to accommodate present and future needs. The development of new uses or the enlargement of buildings or structures within an influence area of approximately 500 metres from the boundary of a fill area of **an open or** a closed site is prohibited. Notwithstanding this policy, development may be permitted with submission of an assessment prepared by a qualified professional that determines:

22. Page 74, Section C9 (Contaminated Sites), is modified so that it reads:

1. If the site of a proposed use is known or suspected to be contaminated, the Planning Board and/or Council shall require the proponent to prepare a **study prepared Phase 1 Environmental Site Assessment and if recommended by the Phase 1 study - a Phase 2 ESA** in accordance with the Ministry of the Environment, Conservation and Parks guidelines, **manuals, and O. Reg. 153/04 Brownfields Regulation**, which determines the nature and extent of the contamination and the identification of a remedial plan if required.

23. Page 75, Section D1 (Additional Units), is modified so that it reads:

~~5. Municipal Zoning By-laws shall implement the policies of this section and may establish criteria to govern compatibility of these units with the main dwelling and surrounding uses. Additional dwelling units on individual on-site services must demonstrate that the individual on-site water and wastewater services can accommodate the additional unit with no negative impacts.~~

24. Pages 75 & 78, Sections D2 (Group homes) and D5 (Residential Care Facilities), are modified so that they read:

D2 (Group homes)

~~2. Municipal Zoning By-laws may include provisions to regulate the type, size and location of group homes.~~

D5 (Residential Care Facilities):

1. There are a variety of residential care facilities which are generally categorized as group homes, second level boarding/lodging homes, or treatment centres, depending upon their program, funding, size, operator, or Provincial licensing as it may apply.

~~The Zoning By-laws shall provide specific definitions for these residential care facilities as well as performance standards. New programs may emerge over time depending upon Provincial funding and licensing, and further amendments to the Zoning By-laws may be required, as warranted.~~

25. Pages 81 & 82, Sections D10.3 (Preferred Means of Servicing in the Shoreline Area) and D10.4 (Servicing Development Outside of Settlement Areas), are modified so that they read:

2. Given the dispersed and low density nature of existing shoreline development, the most practical means of servicing in the shoreline area may be via private wells and septic systems on large lots, including in Settlement Areas, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

D10.4 (Servicing Development Outside of Settlement Areas):

1. New development on lands outside of Settlement Areas shall be serviced by private wells and septic systems, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

26. Page 86, Section D11.5.2 (Conditions Under Which Development is Permitted on Private Roads), is modified so that it reads:

1. All lots that front on a private road shall be placed in a Residential Limited Service Zone in the implementing zoning by-law. ~~These lots may also be subject to Site~~

~~Plan Control, where significant technical issues require review. Council may restrict redevelopment of existing dwellings and/or new development on a vacant lots until a Site Plan Agreement is entered into between the landowner and the local municipality.~~

~~2. Despite Policy 1, the Site Plan Control process will not control the siting of building or structures on the lot, unless it is deemed by Council that issues relating to buffering, building placement and/or drainage should be dealt with in the context of a Site Plan Agreement.~~

~~3. Prior to considering a Site Plan Agreement, Council shall be satisfied that:~~

- ~~a. The use of the lot is permitted by the implementing zoning by-law;~~
- ~~b. The lot and all buildings and structures on the lot comply with the implementing zoning by-law; and,~~
- ~~c. The sewage disposal system is operating in accordance with current standards and that the use is serviced by an appropriate water supply on the same lot.~~

~~4. The Site Plan Agreement shall contain wording that indicates that:~~

- ~~a. the owner acknowledges and agrees that the lot in question does not front on an improved public road;~~
- ~~b. the owner acknowledges and agrees that the Island does not, or is not required to, maintain or snowplow the road or street;~~
- ~~c. the owner acknowledges and agrees that a Municipality will not take over or assume a private road or street as a public road or street unless it has been built according to an appropriate road standard; and,~~
- ~~d. the owner acknowledges and agrees that the Island is not liable for any injuries, losses or damages as a consequence of the Island issuing a building permit.~~

27. Page 89, Section D12.2.3 (Built Heritage Inventory), is modified so that it reads:

~~1. An inventory of heritage buildings and structures within the Island should be maintained by the municipalities. As required by section 27 of the Ontario Heritage Act, the clerk of each municipality shall maintain a Register of Heritage Properties which will include properties that have been designated by the municipality under Part IV or Part V of the Ontario Heritage Act. Inventoried heritage resources Through the review of any proposed development, other properties may be considered for designation under the Ontario Heritage Act and/or conservation through the review of any proposed development, subject to all relevant legislation.~~

28. Page 90, Section D12.2.5 (Designation of a Heritage Resource Under the Ontario Heritage Act), is modified to add a new policy, as follows:

2. Development and site alteration shall not be permitted on adjacent lands to a protected heritage property unless the heritage attributes of the protected heritage property will be conserved. Conservation will be achieved through the implementation of a heritage impact assessment or conservation plan undertaken by a qualified professional.

29. Pages 91 & 92, Section D12.2.8 (Archaeological I Assessments), are modified so that they read:

1. The Planning Board and the local Councils recognize that there are archaeological or marine archaeological remnants of prehistoric and early historic habitation as well as areas with archaeological potential throughout the Island. Archaeological sites and resources contained within these areas can be adversely affected by any future development.

2. ~~Municipal Councils shall require~~ Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless an Archaeological ~~Impact~~ Assessments has been undertaken and the ~~preservation or excavation of~~ significant archaeological resources have been conserved in accordance with Provincial regulations ~~established by the Ministry of Heritage, Sport, Tourism and Culture Industries, as well as licensing regulations referenced~~ under the Ontario Heritage Act. The need for ~~impact~~ archaeological assessments will be determined in conjunction with development applications through the use of provincial screening criteria, qualified mapping of the inventories referenced earlier in the Section. Areas of archaeological potential can be found in areas close to or in water, current or ancient shorelines, rolling topography, unusual landforms or areas of known historic settlement.

3. Archeological ~~Impact~~ Assessments completed in conjunction with a development application will be referred to the Ministry of ~~Heritage, Sport, Tourism and Culture Industries~~ Citizenship and Multiculturalism for review and approval.

4. The Planning Board and the local Councils shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of ~~Heritage, Sport, Tourism and Culture Industries~~ Citizenship and Multiculturalism and the Ministry of ~~Government and Consumer Services~~ Public and Business Service Delivery and Procurement when an identified historic human cemetery, or marked or unmarked human burial is affected by land use development. In these cases, the provisions of the Heritage Act and ~~Cemeteries~~ Funeral, Burial and Cremation Services Act shall apply.

30. Page 96, Section D13.5.2 (Dedication of Land through the Development Process), is modified so that it reads:

1. Municipal Councils shall require the dedication of five percent of the land within a residential Plan of Subdivision to be dedicated as parkland. Two percent of the land within a non-residential development shall be dedicated as parkland. **For development containing an affordable residential unit as defined in subsection 4.1 (1) of the Development Charges Act, the dedication will be calculated in accordance with subsection 51.1 (1.1) of the Planning Act. No dedication or payment in lieu thereof will be required for a non-profit housing development as defined in subsection 4.2 (1) of the Development Charges Act.**

31. Page 97, Section D 13.5.4 (Parkland Dedication By-law), is modified so that it reads:

**6. Prior to passing the by-law, a public parks plan shall be prepared that examines the need for parkland in the municipality.**

32. Page 101, Section E1.5 (Site Plan Control), is modified so that it reads:

1. All areas of the Island are designated as proposed Site Plan Control areas under the provisions of the Planning Act. All uses **except the construction, erection or placing of a building or structure for residential purposes on a parcel of land which will contain no more than 10 residential uses** may fall under Site Plan Control. All lands within designations that permit single-detached dwellings **within 120 metres of a wetland, shoreline of the Great Lakes St. Lawrence, inland lake, or valley with depressional features associated with a river or stream** are also designated as proposed Site Plan Control areas in accordance with Section 41(5) of the Planning Act.

33. Page 105 & 106, Section E2.1 (Pre-Application Consultation), are modified so that they read:

1. ~~A By applicant's request the Municipality Council may pass a By-Law requiring that hold~~ a pre-application consultation meeting ~~be held~~ prior to submitting a development application in order to identify and confirm the information that will be required at the time of application submission.

~~2. For further clarity, a Council has the authority to waive the requirement for a formal pre-application consultation meeting.~~

34. Page 108, Section E3.1 (Non-Conforming/Non-Complying Uses), is modified so that it reads:

3. Where a use proposed to be reconstructed exceeds the previous building envelope, the **Committee of Adjustment Municipal Council** having jurisdiction will evaluate the expansion component of the proposal under Section 45(2) of the Planning Act using the following tests:

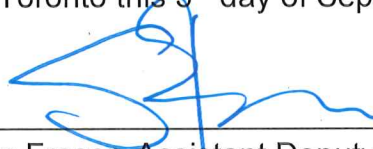
35. Schedule A (Land Use) is modified by:

- a. Adding active mineral aggregate sites, and
- b. Adding the "Environmental Protection" designation as an aggregate of the components identified in policy B8.2, and changing the colour to differentiate the Environmental Protection and Major Open Space designations.

36. Schedule B (Environmental Features) is modified by:

- a. Adding all wetland categories as follows: Unevaluated wetland, Unevaluated coastal wetland (as defined by the PPS, 2024), Evaluated non-significant wetland, Evaluated non-significant coastal wetland, significant wetland, significant coastal wetland.
- b. Adding all necessary sensitive and non-sensitive natural heritage features identified under the PPS, 2024 including: significant wildlife habitat, including nesting sites and provincially tracked species; and significant areas of natural and scientific interest (ANSI).
- c. Removing: the "fish habitat" symbol from the legend, and the delineated habitat of endangered species and threatened species from the map and legend.

Dated at Toronto this 5<sup>th</sup> day of September, 2025.



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