

DECISION

With respect to the
Township of South Algonquin Official Plan Amendment № 2

Subsection 17(34) of the *Planning Act*

I hereby approve the Township of South Algonquin Official Plan Amendment № 2 adopted by By-law 2024-789, subject to the following modifications with additions in **bold underline** and deletions in **bold strikethrough**, and renumbering any subsequent policies accordingly:

1. Page 6, Part I, General Administrative Changes is modified by adding a new Item, as follows:
All references to “Provincial Policy Statement” or “Provincial Policy Statement 2020” shall be replaced with “Provincial Planning Statement” or “Provincial Planning Statement, 2024”.
2. Page 7, Part I, Item 10, fourth paragraph is replaced in its entirety, as follows:
In 2022 Council initiated a formal review and update of this Official Plan under Section 26 of the Planning Act, to bring the South Algonquin Official Plan into compliance with the *Planning Act* and consistency with the Provincial Planning Statement, 2024. This Official Plan was amended by South Algonquin in 2024, for a planning horizon to 2049.
3. Page 10, Part I, Item 14, is replaced in its entirety, as follows:
Section 1.3.1 Township Responsibilities, is hereby amended by replacing phrase b), as follows:
“Update the Official Plan 10 years after an existing official plan has been repealed and replaced or five years after an update by official plan amendment;”.
4. Page 10, Part I, Item 15 is replaced in its entirety, as follows:
Section 1.3 Township Responsibilities, is hereby amended with the addition of the following new subsections 1.3.2 to 1.3.4:

“1.3.2 The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making.

1.3.3 The Township shall undertake early engagement with local Indigenous communities and shall coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land

use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal and treaty rights.

1.3.4 The Township shall engage directly with relevant local Indigenous communities on all land use planning applications, changes, and decisions (e.g., consents, subdivisions, zoning amendments, re-designations, community improvement plans, etc.). Local Indigenous communities include (but are not limited to):

1. Algonquins of Ontario (AOO), which represents Algonquin people in 10 communities throughout the lands of the Algonquin Land Claim and will represent the following nine of the communities for engagement purposes:

- Whitney and Area Algonquins
- Bonnechere Algonquins
- Algonquins of Greater Golden Lake
- Kijicho Manito Madaouskarini Algonquin
- Mattawa / North Bay Algonquins
- Ottawa Algonkin Community
- Snimikobi Algonquin
- Shabot Obaadiwan
- Antoine Nation

2. Algonquins of Pikwakanagan First Nation (AOPFN), which is a member of AOO, but is recognized under the federal *Indian Act* and will be engaged directly.

3. Curve Lake First Nation

4. Métis Nation of Ontario

5. Nation Wendat”

5. Page 11, Part I, Item 16 is replaced in its entirety, as follows:
Section 1.4.1 is hereby deleted in its entirety and replaced with the following:

“The Ministry of Municipal Affairs and Housing is the approval authority for the Township’s Official Plan. The Township of South Algonquin has been exempted from Minister’s approval of official plan amendment applications under section 22 of the *Planning Act*, and has been delegated approval authority for consents, validations, subdivision and condominium applications.”

6. Page 11, Part I, Item 17, bullet points 15 & 16 are replaced in their entirety, as follows:

- To ensure that decisions of Council comply with the *Planning Act*, have regard to provincial interests as defined in Section 2 and are consistent with policy statements issued under Section 3 of the *Planning Act*.
- To ensure that decisions of Council conform to the Growth Plan for Northern Ontario.

7. Page 13, Part II, a new Item is added after item 19, as follows:

Section 2.4 – Efficient Use of Infrastructure is amended to read as follows:

“2.4.1 Proposed development shall be appropriate to the infrastructure which is planned or available within that area of the Township, and shall not result in the need for unjustified and/or uneconomical expansion of this infrastructure. Before considering the development of new infrastructure, Council shall ensure the use of existing infrastructure and public facilities have been optimized and opportunities for adaptive re-use have been considered.

2.4.2 Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning, to ensure the assets meet current and projected needs and are financially viable over their life cycle as demonstrated through asset management planning.

2.4.3 Any new infrastructure and public service facilities will be strategically located to support effective and efficient delivery of emergency management services and ensure the protection of public health and safety.”

8. Page 13, Part II, Item 20 is modified by replacing policy 2.5.1 and 2.5.6 in their entirety and adding new policies 2.5.7 and 2.5.8, as follows:

2.5.1 It is the intent of this Plan to ensure that situations of land use incompatibility are not created by future development approvals. Major facilities and sensitive lands uses shall be planned to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects on public health and safety as well as on the major facilities. Specific policies related to contaminated sites are located in Section 6.4.1 of this Plan.

2.5.6 For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is capable of co-existing in harmony with existing developments without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards (e.g., MECP D-Series Guidelines) using a Land Use Compatibility Assessment.

2.5.7 Noise and vibration impacts shall be addressed for new sensitive land uses adjacent to existing railway lines, highways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations, or other stationary or line sources where noise and vibration may be generated. Council shall require the proponent to undertake noise and/or vibration studies to assess the impact on existing or proposed sensitive land uses within minimum distances identified in Ministry of Environment, Conservation and Parks guidelines including NPC -300 Environmental Noise Guidelines. Noise and/or vibration attenuation

measures will be implemented, as required, to reduce impacts to acceptable levels.

2.5.8 Notwithstanding policy 2.5.7 above existing and proposed agricultural uses and normal farm practices, as defined in the Farming and Food Production Protection Act, 1998, shall not be required to undertake noise and or vibration studies.

9. Page 14, Part II, a new Item is added after item 20, as follows:

Section 2.7 Compatibility with Residential Uses is deleted in its entirety.

10. Page 14, Part II, item 21 is modified by renumbering the section as 2.7 and replacing the word “accessory” with the word “additional” in the second bullet of renumbered policy 2.7.3.

11. Page 14, Part II, item 22 is modified by renumbering the section to 2.7.5, and by replacing policies 2.7.5.5 and 2.7.5.7 in their entirety, as follows:

2.7.5.5 Standards may be established in the Zoning By-law to govern requirement for year-round access, and servicing standards. The Zoning By-law may also include minimum standards for ARUs including (but not limited to): maximum dwelling unit area, minimum lot area, parking, and servicing.

2.7.5.7 The zoning by-law shall generally prohibit ARUs in waterfront areas due to compatibility issues, environmental issues, and safe access concerns. ARUs may be considered through a site-specific zoning amendment if a hydrogeological and/or lakeshore capacity assessment demonstrates that servicing capacity exists for the additional waste produced by the ARU, and the additional waste would not affect water resource systems and/or surpass environmental lake capacity.

12. Page 15, Part II, item 23 is replaced in its entirety, as follows:

Renumbered Section 2.7.7.1 is hereby amended by deleting the phrase “be normally” in the first sentence and adding the phrase “as a building typology” before the phrase “provided that they”, and by replacing the word “individual” with “private” in the final bullet point.

13. Page 16, Part II, item 27 is modified by renumbering the section to 2.7.10, and by deleting the phrase “does not exceed two storeys (above ground) and” from bullet c).

14. Page 16, Part II, item 28 is modified by renumbering the section to 2.7.12, and by replacing policies 2.7.12.5, 2.7.12.8 and 2.7.12.10 as follows:

2. 7.12.5 Council understands that it does not have the ability to address regional housing market demands to the same extent as communities developed on full municipal sewer and water services. That said, Council will strive to provide for affordable housing by enabling a full mix and range of housing types and densities to meet projected demographic and regional market requirements of current and future residents of the Township by:

- a) Monitoring the need for social assisted housing for households and seniors. Where specific needs are identified, Council will work with the Province, First Nations, and others to meet identified needs.
- b) Monitoring population projections and the residential development targets.
- c) Making provision for alternative housing types such as additional residential units.
- d) Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.
- e) Council shall encourage a minimum of 10% of all new housing units to be “affordable” as defined by the Provincial Planning Statement.

2.7.12.8 The Township may undertake a Housing Study building on DNSSAB’s 2023 Housing Need and Supply Study to better understand the needs for local housing.

2.7.12.10 Council encourages the provision of non-profit housing by private or non-profit housing corporations at appropriate locations, consistent with good planning principles.

15. Page 19, Part II, item 31 is modified by inserting the word “individual” between the word “private” and the phrase “or communal”.

16. Page 20, Part II, item 33 is modified by renumbering the section to 2.14, replacing policy 2.14.6 and 2.14.7, and deleting policy 2.14.8 in its entirety, as follows:

2.14.6 This Plan encourages those wishing to reconstruct or expand an existing legal building or structure which does not meet the 30-m setback to demonstrate that every effort has been made to locate the addition to the rear of the existing structure and minimize the amount of development within the 30-m setback.

2.14.7 Additions which horizontally extend the existing dwellings into the shoreline setback will generally be discouraged. Expansions to the rear (i.e., landward side) of the existing non-conforming/non-complying structure are preferred. Approval for such expansions or additions may be sought from the Committee of Adjustment under Section 45(2) of the *Planning Act*.

17. Page 23, Part II, item 34 is modified by renumbering the sections starting with policy 2.17, and by replacing renumbered policies 2.19.4 and 2.23.1 and adding section 2.24, as follows:

2. 19.4 Council may pass a by-law under section 129 of the Municipal Act in order to implement the following “dark skies” policies:

- a) Subdivision development applications, commercial/industrial site plan development applications, and new institutional developments may be required to include a photometric plan of the site showing the

proposed design light levels, along with details of the exterior light fixtures proposed to be used at the site.

- b) Light spillage from new development projects onto adjacent properties and roads shall be avoided. The target light levels at the development property's boundaries shall be near 0.0 foot-candles.
- c) All exterior light fixtures should be properly shielded to prevent glare and to direct light downwards and onto a property.
- d) Light wattages may have to be reduced where reflective surfaces on the site may cause secondary (reflected) glare and light trespass.
- e) These policies may be implemented through the Subdivision and/or site plan approval processes.
- f) The Township may enact a Dark Skies By-Law in order to further implement these policies. Such a by-law may include regulations associated with public education as part of the implementation strategy.

2.23.1 The Township shall strive to protect, improve, or restore the quality and quantity of water resources by:

- a) Using the watershed as the ecological meaningful scale for considering the cumulative impacts of development;
- b) Minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- c) Evaluating and preparing for the impacts of climate change to water resources;
- d) Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological function of the water resource;
- e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features, including shoreline areas;
- f) Implementing necessary restrictions on development and site alteration to protect, improve, or restore vulnerable surface and ground water features and their hydrologic functions;
- g) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- h) Ensuring consideration of environmental lake capacity, where applicable;
- i) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative and pervious surfaces; and,
- j) Work with Ontario Power Generation (OPG) to establish policies and procedures that recognize OPGs role in the management of the Township's water resources.

2.24 Parkland Dedication

2.24.1 The municipality may prepare a parks plan and pass a by-law under section 42 of the Planning Act designating the whole or any part of the municipality as being subject to the conveyance of land for park purposes as a condition of development or redevelopment.

2.24.2 Parkland dedication shall not exceed 2% for commercial/industrial development and 5% of the gross area of the land proposed for all other types of development.

2.24.3 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*.

18. Page 25, Part II, item 36 is replaced in its entirety as follows:

Section 3.2 Permitted Uses, is hereby amended by adding the following new sentence at the end of the bulleted list:

“Generally, public service facilities should be encouraged to be co-located in community hubs and with parks and open space, where appropriate, to promote cost-effectiveness and facilitate service integration as well as access to active transportation.”

19. Page 26, Part II, a new item is added after item 37, as follows:

Section 3.4 Industrial Development in Villages is hereby amended by adding “(i.e., dry industrial) to the end of the second bullet in policy 3.4.1.

20. Page 26, Part II, item 38 is replaced in its entirety as follows:

Section 3.5 is hereby deleted in its entirety and replaced with the following:

“3.5 Boundary Adjustments to Villages

3.5.1. Adjustments to the boundaries of a designated Village will be subject to an official plan amendment and will be implemented following the processes outlined in Section 12 of this Plan.

3.5.2 The Township may identify a new settlement area or allow for the expansion of a settlement area boundary only where it has been demonstrated that:

- There is a need to designated and plan for additional land to accommodate an appropriate range and mix of land uses;

- The infrastructure and public service facilities which are planned or available have sufficient capacity and are suitable for the development over the long term and protect public health and safety;
- The new or expanded settlement area provides for the phased progression of development; and,
- The new or expanding settlement area is in compliance with the MDS.

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a new settlement area, the Township shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection, and protection of public health and safety.

3.5.3 Notwithstanding the policies of Section 3.5.2, the Township may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

21. Page 27, Part II, Item 39 is replaced in its entirety as follows:

Section 4.2.1 is hereby amended by:

Adding the phrase “servicing the rural community” to the end of the second bullet point.

Adding a new third bullet point “home occupations and home industries”.

Updating the sixth bullet to read “mineral aggregate operations, including accessory uses such as crushing, screening and recycling operations, production of secondary related products, machinery storage facilities, and office space; and wayside pits and quarries;”

And adding the phrase “including uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use, including agricultural-related uses and on-farm diversified uses;” after the word “agriculture,” in the 12th bullet point.

22. Page 27, Part II, Item 41 is replaced in its entirety as follows:

Section 4.4 Protection of Agricultural Land and Activities, is hereby amended by deleting the phrase “the Minimum Separation Formulae in the Provincial Policy Statement will be used” at the end of 4.4.1, and inserting the phrase “including new lots, the proposed use shall comply with the minimum distance separation formulae”

And by adding the following new Subsection 4.4.2 which reads as follows:

“4.4.2 Existing and proposed agricultural operations and normal farm practices shall be governed by the Farming and Food Production Protection Act.”

23. Page 27, Part II, item 42 is replaced in its entirety as follows:

Section 4.6 Aggregate and Mineral Extraction, is hereby deleted in its entirety and replaced with the following:

“4.6.1 Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts shall be permitted throughout the Rural area, without the need for an official plan amendment, rezoning, except in areas of existing sensitive land use which have been determined to be incompatible, and in accordance with the policies of the Hazard Areas designation (Section 6) and the Natural Resources policies identified in Section 10.

4.6.2 An archaeological assessment will be required for any ground disturbance activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential or near a known archaeological site.

4.6.3 Existing mineral aggregate (pit and quarry) operations are recognized on Schedule B.

4.6.4 Mineral aggregate operations should be undertaken in a manner which minimizes impacts on the physical environment, adjacent land uses, and landowners. Both surface and ground water shall be protected from adverse impacts of extraction.

4.6.5 Where a new pit or quarry is proposed or an expansion is applied for, appropriate studies will be required to ensure that the impact is acceptable. The nature of the studies will depend on the location and the uses in the surrounding area. For examples, studies of the possible impact on natural heritage features, groundwater (quantity and quality), noise, dust, vibration and haul routes may be required. The Township may require a peer review of the studies to determine if the findings are acceptable. Only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.

4.6.6 Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

4.6.7 The Township may pass a by-law under the *Municipal Act* to regulate extractive operations. This by-law would require that the applicant enter into an agreement with the Township respecting the following matters:

- a) arrangements for the progressive rehabilitation and final rehabilitation of the site in accordance with the Aggregate Resources Act or Mining Act and the Provincial Planning Statement;
- b) timing of blasting or crushing operations;
- c) the provision of visual buffers;
- d) haul routes and the use of access roads;
- e) the retention or processing of waste water and other pollutants; and
- f) the provision of detailed site plans of the area as it will appear during use and after rehabilitation.

4.6.8 Extractive uses, including peat extraction and mineral exploration, shall be adequately screened from surrounding uses.

4.6.9 Council may require that the proponents of extractive uses enter into agreements with the Township:

- to ensure that the development does not have an adverse impact on municipal roads;
- to provide for visual abatement; and
- to plan for the rehabilitation and after use of the site.

4.6.10 Progressive and final rehabilitation will be required to accommodate subsequent land uses, promote land use compatibility, and to recognise the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

4.6.11 Mineral mining operations and mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would preclude or hinder their expansion or continued use or which would be compatible for reasons of public health, public safety or environmental impact. For the purposes of this policy, the influence area and minimum separation distance for a sensitive use (such as a residential use) near an extractive operation shall respectively be 1000 metres and 300 metres from a class III industrial facility, and 300 metres and 70 metres from a class II industrial facility. The development of any sensitive use within the influence areas noted shall require noise and hydrogeological studies to confirm there will be no impact on the sensitive land use from the extractive operation. This policy

will also apply in a reciprocal fashion in establishing or redesignating an extractive operation near an existing sensitive land use.

4.6.12 The removal or placement of fill may be permitted in conjunction with an established pit or quarry found within lands designated as Hazard Areas through an amendment to the zoning by-law. Applications for such activity shall only be approved after an environmental impact study, carried out by a qualified biologist/ecologist together with a hydrologist/hydrogeologist who are retained by the Township and paid by the proponent, has determined that the operation will not:

- a) alter the flood plain so as to cause detrimental impacts;
- b) have a negative impact on significant habitat areas and other natural features and areas; or
- c) affect the hydrogeological functioning of the feature.”

24. Page 28, Part II, item 43 is replaced in its entirety as follows:

A new Section 4.7 Protection of Mineral Aggregates and Mineral Resources, is inserted, as follows, and subsequent sections renumbered accordingly:

4.7.1 Known mineral deposits and significant areas of mineral potential are identified in Schedule B as Mineral Inventory and Mineral Inventory Buffer. Areas of high potential for aggregate extraction that are identified in the aggregate study will be protected for future use.

4.7.2 In areas adjacent to, or in, known deposits of mineral aggregate and mineral resources, and areas of significant mineral aggregate and/or mineral resource potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

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

4.7.3 Prior to considering development in areas of known aggregate resources, Council shall be satisfied that the proposed development will not affect the long-term availability of aggregate resources in the Township and surrounding area.

4.7.4 It shall be a policy that “past producing extraction operations” are considered to be sites that are under temporary closure and where there is

remaining mineral potential. Resumption of extraction may be permitted subject to the approval of the Province.

4.7.5 Development in areas of past extractive activity shall be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.

4.7.6 The Province has interest in any planning application that has the potential to restrict mineral exploration and mining activities. Any planning applications within 1 kilometer of a Mineral Deposit Inventory (MDI) point or any planning application affecting lands within the one kilometre Mine hazard Buffer Zone (AMIS Sites) as shown on Schedule B must be provided to the Province for review and comment.

25. Page 28, Part II, a new item is added after item 43, as follows:

Section 4.8 Industrial Development is hereby amended as follows:

“...Industrial development in the “Rural” area will be limited to those uses which require extensive amounts of space, serve the needs of the rural area, are considered incompatible uses in the Township’s Villages, or and are considered dry industries...”

26. Page 29, Part II, item 45 is hereby modified by deleting item c) from policy 4.10.2.

27. Page 29, Part II, a new item is inserted after item 46, as follows:

Section 4.14 Hunt Camps is hereby amended by deleting the following sentence from subsection 4.14.1: “These uses often have special considerations that allow some flexibility in terms of access, building and related services.”

28. Page 29, Part II, item 48 is hereby amended by replacing the phrase “system tile fields” with “septic dispersal beds” in policy 5.3.6 bullets b) and c), and by replacing policies 5.3.9 and 5.3.12 in their entirety as follows:

5.3.9 The Province the local municipality have the information on the current classification of a lake and it is recommended that either or both the Province and the local municipality be consulted prior to any development or site alteration on a waterfront property.

5.3.12 The Township may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural

heritage value exist or are discovered and could be impacted by shoreline and waterfront developments.

29. Page 33, Part II, item 49 is hereby modified by replacing “three (3)” with “two (2)” and “5.4, 5.5 and 5.6” with “5.4 and 5.5” in the introductory paragraph, and is further modified by deleting section 5.5 Net Environmental Gain in its entirety and renumbering the following sections accordingly.
30. Page 35, Part II, item 52 is hereby modified by replacing the final sentence of the first paragraph of policy 6.1 with the sentence “There are also constraints to development as a result of man-made hazards such as contaminated lands, abandoned mines, or former mineral aggregate operations”, and by adding a third paragraph to the policy as follows:

Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and shall not create or aggravate existing hazards.

31. Page 35, Part II, item 53 is replaced in its entirety, as follows:
Sections 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 6.11, 6.12 are hereby deleted in their entirety and replaced with the following three (3) new sections in sequential order as follows:

“6.2 Identifying Hazard Areas

There is a general lack of accurate mapping showing the location of areas characterized by natural or man-made hazards. Where hazard mapping exists, it is shown on Schedule B, Constraints. It is recognized that hazardous conditions may exist which are not shown on Schedule B and as such it is important to ensure that appropriate consultation be included in any development review process.

The Township shall work with public authorities and utilities to update the hazard mapping and identify hazard areas.”

“6.3 Natural Hazard Lands

6.3.1 Prohibited Uses in Natural Hazard Lands

6.3.1.1 Development shall generally be directed to areas outside of hazard lands adjacent to the shorelines of river, stream, and small inland lake systems that are impacted by flooding and/or erosion hazards.

6.3.1.2 Development and site alteration shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

6.3.1.3 Development and site alteration shall not be permitted in a floodway, regardless of whether the area of inundation contains high points of land not subject to flooding.

6.3.1.4 Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire.

6.3.1.5 The following uses are prohibited: Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police and ambulance stations), electrical substations, storage or handling of hazardous substances.

6.3.2 Defining Areas Subject to Floods

The floodplain areas are low lying lands and watercourse corridors defined by the most impactful local flooding event recorded in the watershed, by the 1 in 100 year flood plus wave up-rush, where applicable, or defined by specific flood levels approved by the Ministry of Natural Resources.

6.3.2.1 Permitted Uses

Notwithstanding the underlying designation on Schedule A, development and site alteration is prohibited in flood plains, except in accordance with the following:

1. Repairs and minor additions to buildings and accessory buildings, which do not affect flood flows, will be permitted where there is existing nonconforming development.
2. Uses which by their very nature must be located within the flood plain and will not affect the hydrology or hydraulics of the flood plain may be permitted;
3. Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses which do not affect the hydrology or hydraulics of the flood plain may be permitted.

6.3.3 Erosion: Unstable Slopes And Organic Soils

6.3.3.1 The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one-hundred-year time span), and allowance for slope stability, and an erosion or erosion access allowance.

6.3.3.2 Slopes with a slope angle of 3:1 (horizontal: vertical) or steeper are identified as being potentially unstable. Development and site alteration in areas identified as having unstable slopes or unstable soils is prohibited unless it can be determined that the proposed development will be in full conformity with the Building Code Act. This may require that sufficient soils and engineering information be made available to indicate that the site is suitable or can be made suitable for development using accepted scientific and engineering practices; alterations to the site will not result in increased hazards or cause adverse environmental effects on or off-site.

6.3.3.3 The underlying designation on Schedule A shall identify the permit uses on such lands.

6.3.4 Setbacks

6.3.4.1 Except as otherwise directed by provincial regulations, policies, and guidelines, generally, thirty (30) metre building setbacks shall be imposed from the boundaries of Hazard Areas, except for:

- a) valley lands, where a 30 metre setback will be imposed from the stable top of bank; and;
- b) permanent and intermittent streams, where a 30 metre setback will be imposed from the meander belt, or the land across which a stream shifts its channel from time to time.

6.3.5. Wildland Fire

6.3.5.1 The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated

in accordance with Wildland Fire assessment and mitigation standards as identified by the province.

6.3.5.2 Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

6.3.5.3 Wildland fire mitigation measures shall not be permitted in provincially significant wetlands.

6.3.5.4 Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions.”

“6.4 Human-Made Hazard Lands

6.4.1 Contaminated Sites

Contaminated sites are defined as sites where the environmental condition of the property, i.e. the quality of the soil or ground water, may have the potential for adverse effects to human health or the natural environment. Current mapping showing contaminated sites is not available for the Township, other than the closed landfills on Crown Land that are identified on Schedule B.

6.4.1.1 In reviewing development applications, the approval authority may require the undertaking of an Environmental Site Assessment (ESA). An ESA shall be mandatory when a change of land use triggers an ESA in accordance with Ontario Regulation 153/04.

6.4.1.2 Where the ESA produces reasonable evidence to suggest the presence of site contamination, the proponent may be required to undertake appropriate technical studies as part of the development review process in order to identify the nature and extent of contamination, to determine potential human health and safety concerns as well as effects on

ecological health and the natural environment, to demonstrate that the site can be rehabilitated to meet provincial standards and to establish procedures for site rehabilitation and mitigation of the contamination.

6.4.1.3 The proponent will be required to restore the site and to make it suitable for the proposed use in accordance with the recommendations of any required technical studies prior to development or land use change.

6.4.1.4 It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse. Filing of a record of site condition in the Registry, by a qualified person, as defined in O. Reg 153/04, is mandatory for a change of use of a property from industrial, community or commercial to residential, agricultural, institutional or parkland.

6.4.1.5 The ESA and site restoration shall be undertaken according to Ontario Regulation 153/04 and with MOE guideline "Records of Site Conditions - A Guide to Site Assessment, the clean-up of Brownfield Sites and the Filing of Records of Site Conditions" dated October 2004 Record of Site Condition.

6.4.1.6 Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent or other planning application by the approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters and surface waters as required in consultation with the Ministry of the Environment, Conservation and Parks and shall prepare a remedial action plan in accordance with "Ontario Regulation 153/04, Record of Site Condition". Where the contaminants are in concentrations above Ministry established acceptable concentrations. A Ministry of the Environment, Conservation and Parks "Record of Site Condition" may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.

6.4.1.6 Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent or other planning application by the approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters and

surface waters as required in consultation with the Ministry of the Environment, Conservation and Parks and shall prepare a remedial action plan in accordance with “Ontario Regulation 153/04, Record of Site Condition”. Where the contaminants are in concentrations above Ministry established acceptable concentrations. A Ministry of the Environment, Conservation and Parks “Record of Site Condition” may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.

6.4.2 Abandoned Mine Sites and Former Mineral Aggregate Operations

6.4.2.1 There are a number of known mine hazards located in the Township. Known mine hazards located in the Township are shown on Schedule B.

6.4.2.2 It shall be policy to recognize past producing mines as areas where development should be restricted. Any proposed development within a one-kilometre radius of a past producing mine, as identified on Schedule B, will first be subject to consultation with the Ministry of Mines. Should it be deemed necessary a detailed site evaluation conducted by a qualified consultant will be required prior to development. Documentation from this study shall demonstrate that:

- a) the development land is suitable for the type of development proposed; and**
- b) the mine hazard can be mitigated and remediated to properly address public health, safety, and environmental concerns to the satisfaction of the Township.**

6.4.2.3 Development on, abutting and adjacent to lands affected by mine hazards or former mineral aggregate operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.

6.4.2.4 Other mine hazards may exist in the Township. These sites, when identified by the Ministry of Mines, shall be added to Schedule B without the need for amendment to this plan.”

32. Page 41, Part II, item 55 is modified by adding the following sentences at the end:

The section is further amended by adding a second policy as follows:

“7.3.2 Crown land disposition may include transfer into freehold ownership, at which point they cease to be Crown lands. Crown disposition may also include leases and permits.”

33. Page 41, Part II, item 56 is replaced as follows:

Section 7.4 is renamed Privatization of Crown Land, and is hereby amended by removing the words “or leased”, and replacing the word “shall” with “may”.

34. Page 41, Part III, item 57 is replaced in its entirety as follows:

Section 8.2.1 is hereby amended by replacing the word “protect” with “conserve” in listed number 6. The policy is further amended by updating the final sentence as follows:

“When necessary, the construction of public works will be subject to archaeological and/or heritage impact assessments and satisfactory measures to mitigate any negative impacts affecting identified significant cultural heritage resources.”

35. Page 41, Part III, item 58 is modified by replacing policy 8.3.7 and adding a new policy 8.3.16 as follows:

8.3.7 Waste disposal shall be restricted to open waste or a sanitary landfill sites as identified on Schedule A. Ancillary uses such as recycling depots and transfer stations shall also be permitted. Disposal of liquid industrial, radioactive, or toxic waste shall not be permitted.

8.3.16 Prior to the approval of any new development, including new lot creation, it must be demonstrated that there is sufficient reserve capacity for solid waste to accommodate the development.

36. Page 42, Part III, item 59 is modified by replacing the subsection 8.4 name “Water, Wastewater and Stormwater Services” with “Water and Wastewater Services” and is further modified by replacing policy 8.4.4 in its entirety, as follows:

8.4.4 Partial services may be permitted where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development or within the settlement areas where development will be serviced by individual on-site water services in combination with municipal or private communal sewage services.

37. Page 44, Part III, a new item is added after item 61, as follows:

Section 9.3.1 is hereby amended by replacing the “2” with “4” and the word “Policy” with “Planning” in the last paragraph, and by adding two new paragraphs after the first paragraph in the policy, as follows:

“New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.

The co-location of linear infrastructure will be promoted, where appropriate.”

38. Page 44, Part III, item 62 is modified by adding the phrase “, as well as McKenzie Lake Road, Victoria Lake Road, and Major Lake Road (within Lots 14 & 15, Concession 2)” after “523”, and by deleting the phrase “understood to be” in policy 9.5.1. And is further modified by adding a new policy 9.5.7 as follows:

9.5.7 A lot of record that has frontage on a provincial highway is permitted only one highway entrance, and properties that do not have provincial highway frontage are not permitted to access the provincial highway from a neighbouring property.

39. Page 47 Part III, item 71 is modified by replacing “Natural Resources and Forestry (MNRF)” with “Environment, Conservation and Parks” in policy 10.1.4, and by replacing policy 10.1.5 in its entirety as follows:

10.1.5 The Ministry of Environment, Conservation and Parks (MECP) regulates required authorizations under the Endangered Species Act, 2007 and the associated regulation (O. Reg. 242/08) if development or site alteration will impact endangered or threatened species or their habitat. Any technical studies required to support development applications shall be conducted by a qualified professional and shall be subject to peer review. The MECP also administers provincial policy and legislation relating to water quality, soil contamination, waste management, provincial protected areas, and air quality in the Township.

40. Page 48, Part III, item 72 is modified by deleting the phrase “by the Natural Resources and Forestry (MNRF)” from policy 10.2.4, and by replacing policies 10.2.1 and 10.2.3 in their entirety as follows:

10.2.1 Environmental protection and effective resource management are important to the future of the Township. Natural features and areas shall be protected for the long term. The Township must exercise strong management in this regard, while recognizing there are a number of other

public and private agencies that also have a mandate to concentrate on certain elements of this duty.

10.2.3 Natural heritage features are important to the unique rural character and diversity of the natural environment found in the Township and possess or perform ecological functions and represent significant natural capital assets.

41. Page 51, Part III, a new item is added after item 73, as follows:

Section 10.6 Mineral Aggregate and Mineral Resources is deleted in its entirety, and subsequent sections are renumbered accordingly.

Renumbered Section 10.6.1 Significant Natural Heritage Features, is hereby replaced in its entirety as follows:

“Schedule C indicates where a number of natural heritage features are known to be present within the Township.”

42. Page 51, Part III, item 74 is replaced in its entirety as follows:

Renumbered Section 10.6.2 Significant Natural Heritage Features, is hereby deleted in its entirety and replaced with the following:

“Natural heritage features consist of the following:

- Water bodies and watercourses;
- Significant Habitat of Endangered and Threatened Species;
- Fish Habitat;
- Provincially Significant Wetlands
- Locally Significant or Unevaluated Wetlands;
- Areas of Natural and Scientific Interest (ANSIs);
- Significant Wildlife Habitat”

43. Page 51, Part III, a new item is added after item 74, as follows:

Renumbered Section 10.6.4 is hereby amended by adding the words “fish habitat” to the bulleted list after the words “significant wildlife habitat”.

44. Page 51, Part III, item 76 is modified by inserting the word “or” between the words “At Capacity” and “Lake Trout Lakes” and by replacing the table in its entirety, as follows:

<u>Item</u>	<u>Constraint Feature</u>	<u>Adjacent Land Distance</u>
<u>1.</u>	<u>All water bodies and watercourses (streams, rivers, lakes, etc.)</u>	<u>30 metres</u>

<u>2.</u>	<u>Provincially / Locally Significant / Unevaluated Wetlands</u>	<u>120 / 50 / 30 metres</u>
<u>3.</u>	<u>Significant Habitat of Endangered, Threatened or Special Concerned Species</u>	<u>120 metres</u>
<u>4.</u>	<u>Fish Habitat</u>	<u>120 metres</u>
<u>5.</u>	<u>Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Life Science</u>	<u>120 metres</u>
<u>6.</u>	<u>Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Earth Science</u>	<u>50 metres</u>
<u>7.</u>	<u>At Capacity or Lake Trout Lakes</u>	<u>300 metres</u>
<u>8.</u>	<u>Significant Wildlife Habitat</u>	<u>120 metres</u>

45. Page 52, Part III, item 77 is modified by deleting the words “habitat for” before the word “endangered” and adding the words “and their habitat” after the word “species” in the first sentence of policy 10.7.1. The item is further modified by replacing bullet b) in policy 10.7.1 in its entirety as follows:

b) Development and site alteration shall not be permitted in habitat of endangered or threatened species except in accordance with provincial and federal requirements.

46. Page 53, Part III, item 79 is modified by adding the words “and Fish Habitat” after the words “Fisheries Resources” in the title of section 10.9.

47. Page 53, Part III, item 80 is modified by replacing policy 10.10.3 in its entirety as follows:

10.10.3 Wildlife habitat is considered significant where it is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area. Significant wildlife habitat is divided into four broad categories: seasonal concentration areas, rare vegetation communities or specialized habitats for wildlife, habitats of species of conservation concern (excluding the habitats of endangered and threatened species), animal movement corridors. These areas are to be protected from incompatible activities. The province’s ‘Significant wildlife habitat ecoregional criteria schedules for Ecoregion 5E’ and ‘Significant Wildlife Habitat Technical Guide’ are used to identify significant wildlife habitat in the Township.

48. Page 54, Part III, item 81 is modified by deleting the word “Provincially” from the introductory paragraph, the title of policy 10.11, and from the final sentence of policy 10.11.2. And by replacing policy 10.11.3 in its entirety as follows:

10.11.3 Development and site alteration shall only be permitted on lands within 120 m of a provincial significant wetland, 50m of a locally significant wetland or 30 m of an unevaluated wetland if it can be demonstrated through an Environmental Impact Statement (EIS) that there are no negative impacts on the wetland’s natural features or ecological functions. For development within 30 m of an unevaluated wetland, the required EIS shall include a wetland evaluation to determine the level of wetland significance prior to development being approved.

49. Page 55, Part III, item 82 is modified by inserting the phrase “by a qualified professional” after the word “completed” in policy 10.12.1, and by deleting “to the Ministry of Natural Resources Forestry” from policy 10.12.2 b), and by replacing “the Ministry of Natural Resources and Forestry” with “a qualified professional” in policy 10.12.3.

50. Page 56, Part III, item 83 is modified by deleting policies 10.13.2 through 10.13.5, renumbering subsequent policies accordingly, adding the phrase “by a Heritage Impact Assessment” after the word “evaluated” in renumbered policy 10.13.2, and by adding a new policy 10.13.6, as follows:

10.13.6 The Township will engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing built heritage resources and cultural heritage landscapes.

51. Page 57, Part III, item 84 is replaced in its entirety as follows:

Section 10.14 Archaeological Resources, is hereby deleted in its entirety and replaced with the following:

“10.14.1 The Township recognizes that there are areas containing archaeological potential, located within the boundaries of the Township. The provincial database identifies four registered archaeological sites in the Township. The Township appreciates that the lands adjacent to the many lakes and other water bodies, have the potential to contain significant archaeological resources. These resources may include the remains of buildings, structures, activities, places, or cultural features which, due to the passage of time, are on or below the surface of land or water and are significant to the understanding of a people or place.

10.14.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

10.14.3 Areas of archaeological potential are determined through the use of screening criteria established by the Province. Areas of archaeological potential are areas of a property that could contain archaeological resources. Development involving lands which demonstrate any of the following screening criteria shall be assessed by a qualified professional for archaeological resources:

- For sites on land: The presence of known archaeological sites, a water source (primary, secondary, ancient), and/or documented evidence of past Indigenous use within 300 metres of the property;
- For marine sites: known marine or land-based archaeological sites, Indigenous knowledge and/or documented historical use within 500 metres;
- The presence of a known burial site adjacent to the property (or project area);
- Elevated topography (knolls, drumlins, eskers, plateaus, etc);
- Pockets of sandy soil in a clay or rocky area;
- Unusual land formations (mounds, caverns, waterfalls etc);
- Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
- Evidence of early settlement (e.g., monuments, burial sites) within 300 metres of the property;
- Proximity to historic transportation routes (e.g., road, rail, portage);
- The property is designated under the Ontario Heritage Act;
- Local knowledge of archaeological sites on the property or of the property's heritage value.

10.14.4 The Township shall require an archaeological assessment conducted by an archaeologist licensed under the *Ontario Heritage Act*, when any of the triggers identified above are met. Where required, a Stage 1 archeological assessment will be required in support of a development proposal. Where a Stage 1 report recommends further archeological assessment, the requirement for the additional assessment may be a condition of any development proposal. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the province, as well as licensing requirements developed under the *Ontario Heritage Act*.

10.14.5 If an archaeological assessment determines that significant archaeological resources are present on a site, the resource shall be documented and conserved to the satisfaction of the province prior to final approval of the development proposal. In addition, any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

10.14.6 Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Citizenship and Multiculturalism and the Ministry of Government Services, 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 Service Act* shall apply.

10.14.7 The Township may pass archaeological zoning by-laws, pursuant to the *Planning Act*, for the protection of significant archaeological sites and features.

10.14.8 Where significant archaeological resources must be preserved on site, only development and site alterations which maintain the heritage integrity of the site will be permitted.

10.14.9 Pursuant to the relevant provisions of the *Planning Act*, sites containing archaeological resources may be zoned to restrict or prohibit uses which might conflict with the conservation of such resources.

10.14.10 Indigenous communities shall be consulted early and provided an opportunity to provide input on all archaeological assessments related to proposed developments where areas of Indigenous interest and/or the potential for Indigenous artifacts to be encountered have been identified. In addition, Indigenous communities shall be notified by the proponent and / or the Township should any burial sites or human remains be discovered.

10.14.11 The Township may consider the establishment of archaeological management plans and cultural plans in partnership with Indigenous communities and the province.”

52. Page 60, Part III, item 87 is modified by replacing policies 11.1.6, 11.1.7 and 11.1.8 in their entirety as follows:

11.1.6 The minimum lot size for new lots shall be expressed in the Township’s Zoning Bylaw. Lot sizes less than one hectare or the minimum

standards set out in the Zoning By-law (whichever is larger) shall be subject to the policies of Section 11.1.7 of this Plan.

11.1.7 In general, a Hydrogeological assessment shall be required through the consent process when any one of the following apply:

- a) The development that involves the creation of a lot less than one hectare;
- b) The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;
- c) That development is located within 150 m of seven (7) other existing developments serviced with private well and septic.

The requirements or scoped requirements of hydrogeological and terrain assessments will be determined in discussions with the peer reviewer of hydrogeological assessments for the Township and will ensure a minimum standard review to address adequacy for wells and appropriate construction methods.

11.1.8 Proponents will be required to demonstrate reserve sewage system capacity for the treatment of hauled sewage from private communal or individual septic systems, in accordance with Provincial approvals.

53. Page 62, Part III, item 89 is replaced in its entirety as follows:

Section 11.3.1 Subdivisions, is hereby amended by replacing the phrase “more than four lots” in the first sentence with “four or more lots” and deleting the phrase “and an amendment to this Plan”. Section 11.3.3 is amended by replacing the word “shall” with “may” and deleting the phrase “prior to providing comments to the approval authority”. The section is further amended by adding a new paragraph after 11.3.5, and a new paragraph after re-numbered 11.3.7 as follows:

“11.3.6 Where a subdivision or condominium development is proposed, the Township may enter into an agreement with the applicant for the provision of services or such other matters as are governed by Section 51 of the Planning Act.

11.3.8 Policies throughout this plan that refer or apply to land division by consent shall also apply to land division by subdivision or condominium.”

54. Page 62, Part IV, a new item is added before item 90 as follows:

Section 12.3 Land Use Compatibility, is hereby deleted in its entirety, and subsequent sections renumbered accordingly.

55. Page 61, Part IV, item 91 is replaced in its entirety as follows:

Section 12.6 Site Plan Control, is hereby deleted in its entirety and replaced with the following:

“12.6.1 Council intends the entire Township of South Algonquin to be designated as a Site Plan Control area. Accordingly, council shall pass a site plan control area by-law and designate an authorized person, as referenced in subsections 41(2), (3), and (4.0.1) of the *Planning Act*.

12.6.2 The Township may utilize Site Plan Control to ensure that matters of health, safety, accessibility, sustainable design or the protection of adjoining lands are addressed when commercial, industrial, institutional development and residential development greater than 10 units on a single parcel of land are proposed in the Township.

12.6.3 Council shall utilize Site Plan Control as provided for in Section 41 of the Planning Act for multi-unit residential in excess of ten (10) units, commercial, industrial and institutional uses in Rural, Village and Waterfront designations.

12.6.4 Should the Province change legislation related to the use of site plan control, there will be no need to modify this Plan to reflect the provincial changes. Provincial changes should be reflect in the Township’s site plan control by-law.

12.6.5 Council may require land to be dedicated for roadway purposes as a condition of Site Plan approval where the existing road allowance is less than 20 metres (66 feet) or where access is required to an otherwise land locked parcel of land.

12.6.6 Site Plan Control may be applied to any development that is located within 120 m of a wetland, an inland lake, a river or stream valley that has depressional features associated with a river or stream whether or not it contains a watercourse.”

56. Page 61, Part IV, a new item is added after item 91, as follows:

Section 12.8 Pits and Quarries, and Section 12.11 Plan Review are hereby deleted in their entirety, and subsequent sections re-numbered accordingly.

57. Page 63, Part IV, item 92, renumbered Section 12.12.1 is replaced in it’s entirety as follows:

12.12.1 Public Meetings, is hereby amended by adding the phrase “or Zoning By-law Amendments” after the phrase “previously approved Official Plan Amendments” in the 2nd bullet point. The final sentence in the policy is further amended as follows:

“In all other instances, notification to the residents of the Township, any prescribed bodies, and interested Indigenous communities of public meetings held by Council regarding planning applications and decisions shall be taken in accordance with the procedures of the Planning Act.”

58. Page 63, Part IV, item 93 is modified to replace the phrase “12.15, 12.16, 12.17 and 12.18” with the phrase “12.14, 12.15, 12.16 and 12.17”, by renumbering the policy sections accordingly, and by replacing policy 12.17 in its entirety as follows:

12.17 Definitions – all definitions shall be in accordance with those found in the in-effect Provincial Planning Statement (PPS) issued under section 3 of the Planning Act, or in the Planning Act and associated regulations.

59. Page 84, Part IV, item 95 is replaced in its entirety as follows:

The Official Plan is hereby modified by deleting Schedule A and Schedule B in their entirety and replacing them with new Schedules A, B, C attached. Schedule C is further modified by adding natural heritage features depicting fish habitat, wetlands, cervid wintering habitat, moose aquatic feeding areas, and wildlife concentration areas.

Dated at Toronto this 29th day of OCTOBER, 2025.



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