

DECISION

With respect to the
new Official Plan of the Municipality of Temagami

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

I hereby approve, as modified, the new Official Plan of the Municipality of Temagami, adopted by the municipal council by By-law No. 25-1794 on February 13, 2025, subject to the following modifications, with additions in **bold underline** and deletions in ~~strikethrough~~:

1. Page 4 – Section A.2.6.1 (Teme-Augama Anishnabai and Temagami First Nation) is modified so that it reads:

The Teme-Augama Anishnabai, Temagami First Nation and the Municipality recognize that the Memo of Understanding ~~requires updating~~ **has been agreed to and signed by all parties**. Mapping and historic information provided by Teme-Augama Anishnabai and Temagami First Nation has been included in this Plan as Appendix 6 and Appendix 7.

N'Daki Menan is a name used by Teme-Augama Anishnabai and Temagami First Nation for their ancestral or traditional territory and means “Our Land”. It is understood that N'Daki Menan is approximately 10,000 square kilometres in size.

Collaboration is encouraged through the review of Planning Act applications with the Teme-Augama Anishnabai and Temagami First Nation, including the review of technical studies that are submitted with applications.

2. Page 8 – Section B.3.4 (Growth and Development Form) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

B.3.4.1

The Municipality shall encourage sustainable development **of complete communities** and promote growth which meets the needs of current and future residents.

h) To support the expansion of Settlement Areas, **if required**, to ensure sufficient land is available ~~for~~ **to accommodate an appropriate range and mix of land uses such as** future residential, commercial and employment; and,

i) To explore and secure funding for future infrastructure expenditures;-

j) To permit and facilitate an appropriate range and mix of housing options and densities, including affordable housing, to meet the projected needs of current and future residents;

k) To improve accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society; and,

l) To work toward improving social equity and overall quality of life for residents of all ages, abilities and incomes, including equity-deserving groups.

3. Page 9 – Section C.1.3 (Housing) is modified to read as follows:

C.1.3.3

The Municipality may undertake an amendment to this Plan to enlarge the Temagami Settlement Area and the Temagami North Settlement Area to provide additional lands **if needed to accommodate an appropriate range and mix of land uses over the planning horizon of this Plan** ~~for residential and non-residential development in order to meet future needs~~. In order to provide sufficient lands to meet future demand, the Municipality may need to pursue additional Crown Lands from the Province. Settlement Area expansion shall not occur into the Lake Temagami Neighbourhood and shall be consistent with the policies of the Provincial Planning Statement.

C.1.3.4

The Municipality has an affordable housing target of 10 percent. This target shall be based on the Provincial definition of affordable housing. **The municipality will work with the District of Nipissing Social Services Administration Board to implement the Housing and Homelessness Plan, including supporting the development of affordable housing options for seniors.**

4. Page 29 – Section E.7.4 (Rural – New Industrial Development) is modified to read as follows:

E.7.4.3

Temporary industrial uses on Crown land permitted by the **Crown Forest Sustainability Act**, ~~a Forestry Management Plan~~ the Mining Act, **and the Aggregate Resources Act** are not subject to the policies of this Plan.

5. Page 30 – Section E.7.5 (Special Industrial Designation) is modified, and subsequent

policies renumbered in sequence with established convention, so that it reads:

E.7.5.5

~~There are portions of the land identified on Schedule A as having high potential for archaeological and cultural heritage resources; however, due to the extensive disturbance on the site, impacts to these potential resources are minimal. If archaeological remains, burials or other significant cultural heritage resources are identified on the lands at any stage of the re-development process, contact is to be made with staff of the Ministry of Heritage, Sport, Tourism and Culture Industries.~~

6. Page 35 – Section E.12.2 (Crown Land – Protected Area – Permitted Uses) is modified to read as follows:

12.2.2.

Other permitted uses include commercial timber harvesting, **aggregate resource extraction**, and mining and they shall be carefully managed in order to ensure compatibility with other permitted uses.

7. Pages 36– Section E.12.4 (Crown Land – Municipal Objectives) is modified to read as follows:

E.12.4.1.

The following objectives are intended to guide Municipal discussions with the Ministry of Natural Resources throughout their planning process with regard to Crown Land, the creation of new access roads and lake access points, the issuance of land use permits and patents, and the approval of amendments to the Crown Land Use Policy Atlas to permit new development. In addition, the Ministry of Natural Resources support for these objectives will ensure that the Municipality can respond to the Ministry Natural Resources in a timely fashion on land use matters when called upon to do so. It is the hope of the Municipality that no decision or decisions, either individually or cumulatively, be made that would compromise the ability of the Municipality to achieve these long-term objectives:

- To recognize and protect land with sensitive natural features;
- To protect the quality of lake water;
- To recognize and protect land with high potential for recreation, forestry, **mineral aggregates**, and mining;
- To encourage the proper management of resources in order to minimize negative environmental impact;
- To harmonize, to the extent possible, municipal objectives with the Temagami First Nation and the Teme-Augama Anishnabai objectives;

- To conserve the wilderness or semi-wilderness character of the Municipality so that in the future everyone can enjoy the existing character of the Temagami area;
- ~~To ensure that new development conforms to the provisions of this Plan and the implementing Zoning By-law;~~
- To ensure new development will contribute to the long-term health and safety of the residents and the financial and economic well-being of the municipality;
- To establish a partnership between the Municipality and the Ministry Natural Resources to co-ordinate their respective activities and policies to ensure effective and efficient administration of land; and,
- To encourage private parking agreements on Crown Land be made available to individuals who access their properties from Crown.

8. Page 37 – Section E.13 (Crown Land – Protected Area) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

E.13.3.1

Access to the Protected Area shall be by air, snow vehicle, or water except that temporary road access can be established across Protected Areas for the purpose of resource extraction. Travel within the Crown Land - Protected Area shall be limited to cross-country skiing, dog sleds, **snowmobiling**, and hiking.

E.13.3.2

Any existing tourist commercial facilities of a more substantive nature than would otherwise be permitted by the policies of this Plan may continue to operate. ~~However, it is the intent of the Municipality of Temagami that these facilities will cease to operate in the long term and that the sites will be allowed to regenerate. Consistent with this policy, no major expansions to these facilities shall be permitted. Further, these facilities shall not be specifically recognized on the Official Plan schedules or in the Zoning By-law.~~

E.13.3.3 (General Policies)

~~“It is not the policy of the Province to grant new land use permits or patents in the Crown Land – Protected Area. The Municipality of Temagami supports this approach. As a result, the Zoning By-law shall zone the Protected Area in a non-development zone, consistent with the policies of the Ministry of Natural Resources and of this Official Plan”~~

9. Page 42 – Section F.2 (Shoreline Vegetative Buffer) is modified to read as follows:

F.2.1.1

A shoreline vegetative buffer is an area of natural vegetation or enhanced vegetation that provides separation from a lake towards a dwelling. The vegetative buffer either extends from the shoreline to the front wall of the main building on the lot, or extends back from the shoreline a distance equal to the minimum front yard setback for the main building on the lot, **or a minimum of 30 metres from the shoreline**, whichever distance is greater, **unless otherwise justified through an Environmental Impact Statement**. The vegetative buffer is comprised of all vegetation including, but not limited to grasses, shrubs, bushes and trees.

10. Page 45 – Section G.1.1 (Cultural Heritage Resources – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

G.1.1.5

Council shall not permit development and site alteration on lands adjacent to protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

G.1.1.56

The Municipality shall consult appropriate government agencies, including the Ministry of Citizenship and Multiculturalism **and the Ministry of Public and Business Service Delivery and Procurement** when an identified cemetery, marked or unmarked human burial is affected by land use development. The provisions of both the *Ontario Heritage Act* and the *Cemeteries-Funeral, Burial and Cremation Services Act* shall apply.

When development has the potential to impact a known or potential cemetery or burial site, Council shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall be complied with, if applicable, including if human remains are encountered unexpectedly.

11. Page 45 – Section G.1.1 (Cultural Heritage Resources – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

G.1.1.78

~~Archaeological resource areas are determined through the use of Provincial screening criteria, or potential mapping developed based on the known archaeological record or features within the Municipality and is usually developed~~

~~with a licensed archaeologist. Such criteria include features such as proximity to water, current or ancient shorelines, sandy soils, rolling topography, the remains of any building, structure, place, activity, cultural feature or object such as unusual landforms, portage routes or other places of past human settlement, which due to the passage of time, are on or below the surface of land or water and are significant to history and understanding of a people or place. Significant Native and non-Native cemeteries or unmarked burial sites may also be considered as archaeological resources. Areas of archaeological potential are areas with the likelihood to contain archaeological resources and were mapped in accordance with criteria established by the province. The Areas of Archaeological Potential depicted on Schedule D may be updated without amendment to this plan if the provincial criteria to identify archaeological potential are changed, or if the discovery of archaeological sites identifies new areas that meet the criteria of proximity to a known archaeological site.~~

12. Page 46 – Section G.1.1 (Cultural Heritage Resources – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

G.1.1.89

a) Where a development proposal or site alteration encroaches on lands with significant archaeological resources or is within an area considered to have archaeological potential, the Municipality ~~may~~ **shall** require an applicant to undertake an Archaeological Assessment of the lands in accordance with requirements of the Ministry of ~~Heritage, Sport, Tourism and Culture Industries~~ **Citizenship and Multiculturalism** to determine the nature and extent of the resources on the site

...

f) The Municipality may conserve the integrity of archaeological resources by enacting zoning by-laws under Section 34(1)3.3 of the Planning Act to prohibit incompatible land uses and/or the erection of buildings or structures on land that is a site of a significant archaeological resource.

13. Page 44 – Section G.1.1 (Cultural Heritage Resources – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

G.1.1.10

Council recognizes that marine archaeological resources may exist within the

Municipality, including submerged or previously submerged cultural heritage features such as shipwrecks, artifacts, docks, and other items of historical significance. In considering applications for waterfront development, the Municipality will ensure that cultural heritage resources, both on shore and in the water, are not adversely affected. Where such resources may be impacted, a Marine Archaeological Assessment shall be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act.

14. Page 47 – Section H.2.1 (Natural Heritage Features and Areas – General Policies) is modified to read as follows:

H.2.1.3

Natural heritage features and areas come from the Provincial Planning Statement and include the following elements:

- Fish habitat;
- Habitat of endangered species and threatened species;
- Provincially Significant Wetlands;

- Significant Wildlife Habitat; and,
- Significant Areas of Natural and Scientific Interest;

15. Page 48 – Section H.2.2 (Natural Heritage Features and Areas – Fish Habitat) is modified to read as follows:

H.2.2.3

Where development and site alteration is proposed within 120 metres of fish habitat, the development shall be designed to ensure that there are no negative impacts on the natural features or their ecological functions. The Municipality may require the proponent to prepare an Environmental Impact Statement in accordance with the policies of this Plan **to demonstrate that there will be no negative impacts.**

16. Page 48 – Section H.2.2 (Fish Habitat) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

~~H.2.2.4.~~

~~Development and site alteration shall not be permitted within Fish Spawning Areas unless an Environmental Impact Statement demonstrates that there will be no negative impact on the fish habitat or its ecological function.~~

17. Page 49 – Section H.2.3 (Endangered and Threatened Species) is modified to read as follows:

H.2.3.1

Development or site alteration proposals shall include a screening for species at risk and require an appropriate level of site assessment to identify the potential presence of endangered or threatened species and/or their habitat.

The presence of ~~Species at Risk~~ (extirpated, endangered, threatened or special concern species) shall be identified through the use of the Natural Heritage Information Centre Provincial database **and other information sources, as described in MECP's *Client's Guide to Preliminary Screening for Species at Risk***, and through consultation with Ministry of the Environment, Conservation and Parks staff, **and the Ministry of Natural Resources for special concern species** and/or other agencies or levels of government ~~and~~.

18. Page 50 – Section H.2.5 (Natural Heritage Features and Areas – Significant Wetlands) is modified to read as follows:

H.2.5.1

~~The Ministry of Natural Resources evaluates the biological, social, hydrological and special features of w~~**Wetlands are evaluated in accordance with provincial criteria** to determine their relative significance in Ontario and identifies certain areas as Significant Wetland.

H.2.5.6

Changes to the boundaries of a Significant Wetland shall not require an amendment to the Official Plan. **Wetlands can be evaluated by qualified professionals provided using the approved Ontario Wetland Evaluation System (OWES) methodology.** Approval ~~may be~~ **is** required from the Ministry of Natural Resources for any refinements to the boundary of a Significant Wetland.

19. Page 51 – Section H.2.8 (Raptor Nesting Sites) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

~~H.2.8.4~~

~~Development and site alteration within 120 metres shall not be permitted until an Environmental Impact Statement is completed that demonstrates no negative impact on the natural features or their ecological functions.~~

20. Page 51 – Section H.3.1 (Surface and Groundwater Quality – General Policies) is modified to read as follows:

H.3.1.2

Development **and site alteration** shall ~~not be permitted~~ **restricted in or near sensitive surface water features and sensitive groundwater features such that these features and their related hydrologic functions will be protected, improved or restored.** ~~where the potential exists for contamination of aquifers and groundwater supplies.~~ For individual development applications, potential impacts on groundwater shall be addressed in accordance with policies applying to privately

serviced development. Council may require a **studies, such as hydrogeology study assessments or Environmental Impact Statements**, to determine potential impacts of the development on the groundwater resources demonstrate that these features will not be negatively impacted.

21. Page 52 – Section H.4.1 (Lakeshore Capacity Assessment – General Policies) is modified to read as follows:

H.4.1.1

Lakeshore capacity assessment is a planning tool that is used to predict how much development can take place along the shorelines of inland lakes without impairing water quality (i.e., by affecting levels of phosphorus and dissolved oxygen). ~~This planning tool is used for lake trout lakes.~~

H.4.1.2

The Province and the Lakeshore Capacity Assessment Handbook establishes parameters that determine when a ~~lake trout lake~~ lake may be determined to be at capacity for shoreline **development**.

H.4.1.3

A Lakeshore Capacity Assessment ~~may be~~ **is** required to be completed prior to the consideration of planning approvals **in several situations: when developing or updating official plans, if significant improvements to road access to a lake are being considered, or have occurred, increasing the use of residences from seasonal to extended seasonal or permanent, if development (i.e., new planning approvals) are being considered within 300 metres of a lake or a permanently flowing stream within its watershed, if significant or unusually large amounts of development are proposed for a lake beyond the 300 metre boundary, if water quality problems (such as elevated levels of phosphorus, loss of water clarity, or algal blooms) are noted, if lake trout populations are present, if changes in fisheries have been noted, especially diminishing populations of coldwater species such as lake trout, if cottagers or year-round residents raise concerns about the effects of development on water quality, and in accordance with Section 3.1 of the Lakeshore Capacity Assessment Handbook.** ~~allowing for development utilizing a private sewage disposal system within 300 metres of a lake trout lake where the lake is known to be at capacity or where the lake may be near capacity. The Assessment must demonstrate that such development will not result in a decline in the water quality or quality of the lake and that lake capacity is available. Where the creation of lots on private sewage systems within 300 metres of the shoreline or any waterbody is proposed, the Municipality will consult with the Ministry of the Environment, Conservation and Parks to determine if a Lakeshore Capacity Assessment is required.~~

H.4.1.4

Where Ministry of the Environment, Conservation and Parks has determined that a Lakeshore Capacity Assessment is necessary **the criteria above are met**, the creation of lots or units within 300 metres of a lake **development** shall be considered only where the results of a Lakeshore Capacity Assessment, completed in accordance with Ministry of the Environment, Conservation and Parks requirements **the Lakeshore Capacity Assessment Handbook**, has identified that there is sufficient development capacity remaining to support the proposed development, or...

22. Page 53 – Section H.4.1 (Lakeshore Capacity Assessment – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

H.4.1.5

The Municipality will also consider the environmental lake capacity when planning road maintenance and stormwater infrastructure.

23. Page 53 – Section H.5.1 (Lake Trout Lakes – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

H.5.1.4

b) Development and site alteration proposed in or within ~~420~~ **300** metres of a lake trout lake shall **be supported by an assessment to predict how the development will impact MVWHDO (mean volume weighted hypolimnetic dissolved oxygen) and provide details of how the development will impact lake water quality (defined by ice-free phosphorus concentrations), consistent with the Ministry of Environment, Conservation and Parks' Lakeshore Capacity Assessment Handbook (2010), and any impacts to optimal lake trout habitat as defined by Ministry of Natural Resources policy.**; and,

c) **Lake trout lakes with MVWHDO concentration at or below 7 mg/L are considered to be at capacity. New or more intense residential, commercial or industrial development within 300 meters of an at-capacity lake trout lakes shall not be permitted.**

ed)

24. Page 54 – Section H.6.1 (Mineral Resources) is modified to read as follows:

H.6.1.1

... The establishment of new mines will require an amendment to the Official Plan and an amendment to the Zoning By-law. However, the *Planning Act* applies to fee simple Mining Patents of surface rights, including a planning approval to sever or subdivide surface rights. It is intended that new mining operations will exclude lands that are already developed. ~~The Municipality has an agreement with the Province to limit Mine development within the Skyline Reserve.~~

25. Page 57 – Section I.1.2 (Natural Hazards – General Policies) is modified to read as follows:

I.1.2.2

Development, excluding boathouses, docks and structures associated with flood control shall not be permitted below defined flood elevations or below the high water mark. The Ministry of the ~~Environment, Conservation and Parks~~ **Natural Resources** and Ontario Power Generation shall be consulted for technical advice when proposing development that may be impacted by flooding or fluctuating water levels.

26. Pages 57 & 70 – Section J.8 (Mine Hazards) is modified to read as follows:

J.8.1

Within Temagami certain mine hazards exist in the form of abandoned mine sites and rehabilitated mine sites, as shown on Schedule ~~BD~~ to this Plan. Development on, abutting or adjacent to lands affected by mine hazards or former mineral resource operations shall be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. A ~~proponent of d~~Development within 1 km. of an abandoned mine is encouraged **requires** to contact ~~with~~ the Ministry of ~~Natural Resources~~ **Energy and Mines** to obtain technical information related to the site and for advice on establishing setback distances for the proposed development.

27. Page 58 – Section J.1.1 (Infrastructure and Public Services) is modified to read as follows:

J.1.1.1

The municipal infrastructure consists of roads, water treatment facilities, water lines, sewer lines, wastewater treatment facilities, stormwater management and solid waste management systems. In addition, there are many other services and utility providers operating in the Municipality. There will be a continuing need to assess the adequacy of municipal infrastructure and public service facilities or to maintain or rehabilitate existing facilities, as necessary. **Municipal infrastructure shall be planned and constructed in accordance with the requirements of applicable legislation, including the Environmental Assessment Act. Where feasible, approvals under the Planning Act and other legislation or regulations shall be**

coordinated and integrated to ensure that the intent and requirements of all applicable processes are met.

28. Page 59 – Section J.1.1 (Infrastructure and Public Services) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

J.1.1.4

Prior to the next Official Plan review, or any expansion of a settlement area boundary, the Municipality will undertake a Multi-Year Servicing Plan to guide the long-term provision of sewage and water services. This Plan shall evaluate servicing options in accordance with provincial guidance and the Ministry of the Environment, Conservation and Parks' D-Series Guidelines. The Plan will include recommendations for resolving existing servicing constraints, assessing infrastructure capacity, identifying areas for growth, and determining the feasibility and financial viability of new infrastructure, and shall inform future land use designations and development approvals.

J.1.1.45

29. Pages 58, 87, 88, 90 & 94 – Sections J.1.1 (Infrastructure and Public Services – General Policies), L.8.5 (Plan of Subdivision), L.8.6 (Plan of Condominium), L.14.1 (Site Plan Control-General Policies), L.23.1 (Preconsultation-Pre-Application Consultation), and L.24.1 (Complete Application-General Policies) are modified to read as follows:

J.1.1. 3

With respect to the TransCanada Pipelines Limited gas pipeline corridor, the following shall apply:

c) New development can result in increasing the population density in the area, and may result in TransCanada Pipelines Limited being required to replace its pipeline to comply with CSA Code Z662. Therefore, the Municipality ~~shall require~~ **encourages** early consultation with TransCanada for any development proposals within 200 metres of its facilities.

L.8.5 (Plan of Subdivision)

L.8.5.2.

Prior to filing a formal subdivision application, the applicant ~~should~~ **may** undertake a pre-consultation meeting with municipal staff and commenting agencies to ensure that all required supporting studies and documentation are identified and prepared by the applicant.

L.8.6 (Plan of Condominium)

L.8.6. 2.

Prior to filing a formal condominium application, the applicant should **may** undertake a pre-consultation meeting with municipal staff and commenting agencies to ensure that all required supporting studies and documentation are identified and prepared by the applicant.

L.14.1 (Site Plan Control-General Policies)

L.14.1.2.

Prior to submitting an application for site plan approval, the applicant shall **may** pre-consult with the Municipality.

L.23.1 (Preconsultation-Pre-Application Consultation)

L.23.1.2.

~~The Municipality may enact a Pre-consultation By-law that prescribes a pre-consultation process for the Municipality.~~

L.24.1 (Complete Application-General Policies)

L.24.1. 2

Applicants seeking development approval shall **are encouraged to** participate in a pre-application consultation meeting to determine the information, supporting studies, and application materials that will be required as part of a complete application.

L.24.1. 3

The following information and supporting studies may be ~~identified during pre-application consultation~~ **required** as part of a complete application at the time of submission for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, Consent or Minor Variance in accordance with accepted professional standards and/or guidelines, as applicable:...

L.24.1.4

Supporting studies may vary in scope, depending upon the size, nature and intent of the development approval application and the site's land use planning context. ~~If a~~ Applicants of development approval applications **participate in pre consultation**, shall be advised in writing by the Municipality **will advise them** of the required supporting study contents during the pre-consultation process.

L.24.1.6

All or part of ~~The following information and supporting studies may be identified during pre-application consultation~~ **required** as part of a complete application at the time of submission for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, Consent or Minor Variance:

L.24.1.7

~~Under the provisions of the Planning Act, when the pre-consultation process for a proposed development approval application identifies~~ **If municipal staff identify** the need for information, supporting studies, and materials, the application shall not be considered complete for processing purposes until the required information, supporting studies, and materials is prepared and submitted to the satisfaction of the Municipality.

30. Page 58 – Section J.1.1 (Infrastructure and Public Services) is modified to read as follows:

J.1.1.7

Council recognizes Net Lake and Lake Temagami as municipal drinking water sources and will protect these sources through land use planning. Development and site alteration shall be restricted in or near surface water intakes and sensitive surface water features such that these features and their related hydrologic functions are protected, improved or restored. The Municipality will implement necessary restrictions to ensure the long-term protection of drinking water quality and quantity.

31. Page 59 – Section J.1.1 (Infrastructure and Public Services – General Policies) is modified to read as follows:

J.1.1.710

Where a Servicing Options Study concludes that multiple lot development may proceed by individual ~~drilled wells~~ **on-site water** and septic systems, lot sizes shall be a minimum average of one (1.0) hectare, with no lot being smaller than eight tenths (0.8) hectares, and supported by a hydrogeological study.

J.1.1.811

The minimum lot size for new single lot creation proposed on a private septic system and individual **on-site water services** ~~drilled well will be encouraged to~~ **shall** have a minimum lot size of one (1.0) hectare, unless a smaller lot size can otherwise be supported by a hydrogeological study.

J.1.1.912

Approval of new development ~~New lots proposed to be serviced by an individual surface water supply and private~~ **on-site** septic system ~~may have a lesser minimum~~

~~lot size, unless otherwise specified by the policies of this Plan~~ **will require confirmation of sufficient reserve sewage system capacity to treat hauled sewage from the holder of an Environmental Compliance Approval (ECA) for an approved septage disposal facility.**

32. Page 60 – Section J.1.2 (Infrastructure and Public Services – Stormwater) is modified to read as follows:

J.1.2.1

The municipality will Plan stormwater management to be integrated with and in coordination with sewage and water services to ensure systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; Stormwater management shall minimize, or where possible, prevent or reduce increases in stormwater volumes and contaminant loads; minimize erosion and changes in water balance including through the use of green infrastructure; mitigate risks to human health, safety, property and the environment; maximize the extent and function of vegetative and pervious surfaces; promote best practices including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

J.1.2.42

33. Pages 61 & 62 – Section J.1.4 (Urban Neighbourhood Servicing) is modified to read as follows:

J.1.4.2

Within the Settlement Areas and Urban Neighbourhood, where **full municipal** servicing is not available, ~~development may proceed on the basis of partial servicing~~ **shall only 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 Settlement Areas, to allow **for infilling and minor rounding out of existing** development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

J.1.4.8

Council shall not draft approve any new lot or unit development by way of Consent, Plan of Subdivision or Condominium in the Municipality without first confirming there is sufficient existing sewer and water capacity available to provide the development with full municipal services. If there is capacity in only one of the two municipal systems, draft approval shall not be granted on the basis of partial services, ~~except where necessary to address failed services, or because of physical constraints.~~

34. Page 63 – Section J.3.1 (Transportation – General Policies) is modified to read as follows:

J.3.1.3

The transportation network and hierarchy is generally illustrated on Schedule C to this Plan. The Municipality will continue to encourage and develop a safe and efficient road network **and trail linkages and other active transportation routes**, which has regard for natural and cultural heritage resources, environmentally sensitive area and the character of the Neighborhood and the Municipality. **As part of a multimodal transportation system, connectivity within and among transportation modes will be maintained and, where possible, improved including connections which cross jurisdictional boundaries.**

35. Page 63 – Section J.3.1 (Transportation – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

J.3.1.4

The Municipality will plan for and protect corridors and rights-of-way for infrastructure to meet current and projected needs and shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. Co-location of linear infrastructure, including major goods movement corridors, is encouraged where appropriate.

36. Page 64 – Section J.3.3 (Municipal Roads) is modified to read as follows:

J.3.3.9

Development and maintenance of municipally owned roads will be at the discretion of the Municipality. There will be no commitment or requirement for the Municipality to maintain or open unimproved road **allowances, such as those with lots labelled as “inaccessible” on Appendix 2 and 3 to this Plan.** Conversely, nothing in this section will limit the Municipality’s ability to open, improve or maintain any road, as identified in a Road Needs Study.

37. Page 70 – Section J.5.1 (Waste Management – General Policies) is modified to read as follows:

J.5.1.1

Waste management facilities including active and defunct sites are identified on Schedule D to this Plan. **Development on lands currently or previously used for the purposes of waste disposal is restricted in accordance with Section 46 of the Environmental Protection Act, which prohibits such use for 25 years unless approval has been granted by the Minister of Environment, Conservation and Parks.** Land in proximity to land formerly used for waste

disposal sites may be used in accordance with the applicable land use designation and land use policies of this Plan.

Where **new or expanded** development is proposed within 500 metres **of the fill areas** of an open or closed waste disposal site, a ~~D-4 Study~~ **technical studies** shall be required in accordance with **the D-4 Land Use On or Near Landfills Guideline and** Ministry of Environment, Conservation and Parks legislation and guidelines.

38. Page 70 – Section J.5 (Waste Management) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

J.5.1.2

The Municipality will provide a waste management system appropriate to accommodate present and future requirements and facilitate integrated waste management.

J.5.1.3

The Municipality will ensure that there is sufficient capacity in municipal landfill sites to accommodate the waste generated by existing and future anticipated development over the time horizon of the Official Plan.

39. Page 70 – Section J.6.1 (Potentially Contaminated Sites – General Policies) is modified to read as follows:

J.6.1.2

If the site of a proposed use is known or suspected to be contaminated due to its previous use, the Municipality will not approve the development until the proponent has demonstrated that the site has been assessed and if necessary, remediated in accordance with the requirements of Ministry of Environment, Conservation and Parks. The proponent shall have a Record of Site Condition prepared by a qualified professional. **Final approval of development applications shall be conditional on receipt of an MECP acknowledgment confirming the submission and filing of an RSC on the Environmental Site Registry.**

40. Page 71 – Section K.1.2 (Agriculture – Minimum Distance Separation) is modified to read as follows:

K.1.2.2

Implementation of the Provincial Minimum Distance Separation Formulae shall not apply to development within a Settlement Area, ~~consents involving existing dwellings and development on closed cemeteries.~~

41. Page 71 – Section K.2.1 (Land Use Compatibility – General Policies) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

K.2.1.2

Where avoidance is not possible between major facilities and sensitive land uses, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternatives;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated.

K.2.1.3

The actual influence area of a particular class of industrial land use will be established through technical studies by qualified professionals, prepared in accordance with Provincial guidelines on land use compatibility. Where technical studies have been approved by the Municipality, the recommendations of the technical studies will be considered the minimum requirement.

At no time will the actual influence area of the industrial land use or facility be less than the following minimum separation distance:

- a) 300 metres for Class 3 industrial land uses and facilities;
- b) 70 metres for Class 2 industrial land uses and facilities;
- c) 20 metres for Class 1 industrial land uses and facilities.

Classes referred to in this policy are established in MECP's D-Series guidelines, which should be consulted in the application of this policy.

K.2.1.4

Where development or site alteration is proposed in the vicinity of an airport or aerodrome, the municipality will ensure that land use compatibility is addressed to protect the long-term operation and economic role of the facility. Development will only be permitted where it has been demonstrated that there will be no negative impacts on the long-term function of the airport. The municipality will consider Transport Canada's 'Land Use in the Vicinity of Airports' guideline (TP 127) and may consult with Transport Canada.

K.2.1.5

Where planning approvals are required to facilitate residential or other sensitive land uses in proximity to rail facilities, proposals shall be assessed to ensure applicable sound level limits, as set out in MECP's Environmental

Noise Guideline NPC-300, can be achieved. Detailed noise and vibration studies, prepared by qualified professionals, may be required to address all potential sources of impact. These studies will be completed in accordance with provincial guidelines and subject to the Municipality's review and approval.

42. Pages 72, 73 & 74 – Section K.4 (Additional Dwelling Units) is modified to read as follows:

K.4.1.2

Within the Urban Neighbourhood, on lots serviced by municipal water and sanitary within the Settlement Areas, standard secondary dwelling units may be permitted in single detached or semi-detached dwellings or townhouses, or in a building or structure ancillary to a single detached or semi-detached dwelling or townhouse provided that:

- a) A maximum of two (2) standard secondary dwelling units are permitted in association with each principal dwelling on the same lot;
- b) Only one (1) standard secondary dwelling unit is permitted to be located within an accessory building;
- c) All requirements of the Zoning By-law, including the provision of adequate parking, of the **Ontario** Building Code and other relevant municipal and Provincial regulations can be satisfied; and,
- d) It has been determined that municipal services ~~and community services~~ are adequate to meet the anticipated demand for secondary dwelling units.

K.4.4.2

Standard secondary dwelling units ~~may~~**shall** be permitted in single detached dwellings or in a building or structure accessory to a single detached dwelling within the Urban Neighbourhood and **may be permitted in** the rural area on non-shoreline residential lots. Standard secondary dwelling units may only be located within an accessory building on lots serviced with municipal water and sanitary within the Settlement Areas.

K.4.4.3

Standard secondary dwelling units, cabin secondary dwelling units and sleep cabins on non-shoreline residential lots shall only be permitted provided:

- a) All requirements of the Zoning By-law, ~~including the provisions to govern compatibility with the principal dwelling and surrounding land uses, as well as the~~ **maximum** size of the standard secondary dwelling unit or cabin secondary dwelling unit and other standards including the Ontario Building Code and other relevant municipal and Provincial regulations can be satisfied;

43. Pages 75 & 76 – Sections K.5 (Home Occupations) and K.6 (Home Industries) are modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

K.5 (Home Occupations)

K.5.1.4

Where home occupations have the potential to generate noise, odour, vibration, or other compatibility concerns, the Municipality may require technical studies to assess potential impacts and determine appropriate mitigation measures. These studies shall be prepared in accordance with MECP's D-Series Guidelines and other applicable provincial standards.

K.6 (Home Industries)

K.6.1.6

Where home industries have the potential to generate noise, odour, vibration, or other compatibility concerns, the Municipality may require technical studies to assess potential impacts and determine appropriate mitigation measures. These studies shall be prepared in accordance with MECP's D-Series Guidelines and other applicable provincial standards.

44. Pages 77, 82, 85, 90 & 91 – Sections K.9.1 (Wildland Fire and FireSmart), L.5.3 (Non-Complying Lots and Buildings), L.8.2 (Consents to Sever Patented Land), and L.14.1 (Site Plan Control-General Policies) are modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

K.9.1.3

Land owners are encouraged to review the FireSmart Program in an effort to minimize exposure to potential wildland fires in the Municipality. It is recognized that mitigation measures may be implemented in order to protect against potential wildland fire hazards associated with both new development and alterations associated with existing development. The Municipality shall utilize Site Plan Control (**where applicable**) to implement recommended mitigation measures, generally supported by a risk assessment in order to lower the risk to buildings and structures from potential wildland fire risks.

L.5.3 (Non-Complying Lots and Buildings)

L.5.3.5

The adherence to coverage provisions, careful siting of development and maintenance or restoration of vegetation on existing undersized lots, particularly in the waterfront and rural areas, will be required and implemented through the Zoning By-law and Site Plan Control (**where applicable**) to ensure that the intent of the Official Plan is maintained.

L.8.2 (Consents to Sever Patented Land)

L.8.2.2.

h) The lot shall be subject to Site Plan Control, **subject to Section 41(1.2) of the Planning Act and O.Reg. 254/23**, which shall include:

- o Visual screening, setbacks, protection of vegetation, and landscaping;

...

~~v) The lot shall be subject to Site Plan Control .~~

L.14.1 (Site Plan Control-General Policies)

L.14.1.1

The Municipality shall ~~may~~ enact a Site Plan Control By-law that recognizes all ~~areas~~ **the whole or any part of the Municipality** as being subject to Site Plan Control. **However, in accordance with Section 41(1.2) of the Planning Act, residential development proposals of up to 10 units shall be exempt from Site Plan Control unless the parcel of land includes any land located within a prescribed area under Ontario Regulation 254/23.** The Site Plan Control By-law may establish additional uses or circumstances that do not require the execution of a Site Plan Control Agreement.

~~L.14.14~~

~~The entire area covered by this Plan is hereby designated as a proposed Site Plan Control Area.~~

~~L.14.1.5~~

~~The Municipality may, through By-law, designate the whole or any part of the Municipality as a Site Plan Control Area.~~

45. Page 80 – Section L.4.1 (Amendments to the Plan – General Policies) is modified to read as follows:

L.4.1.1

f) Whether the lands are within or adjacent or in close proximity to fish habitat significant wetlands, significant woodlands, significant valley lands, **significant** areas of natural and scientific interest (ANSIs), significant wildlife habitat, significant habitat of endangered and threatened species, other locally significant natural heritage features and areas, and the subsequent results of an Environmental Impact Statement which is required for development and site alteration within or adjacent to these features;

46. Page 92 – Section L.17.1 (Cash-In-Lieu of Parkland – General Policies) is modified to read as follows:

L.17.1.1

Cash-in-lieu of parkland is authorized by the *Planning Act* for park or public

recreational uses. Cash-in-lieu may be required for residential severances or residential subdivisions at the rate of 5% or for commercial or industrial severances at the rate of 2%, **except where discounts or exemptions apply. 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.**

L.17.1.2

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

L.17.1.23

47. Page 93 – Section L.22.1 (Sewer and Water Allocation – General Policies) is modified to read as follows:

L.22.1.3

Council shall not draft approve any new lot or unit development by way of consent, plan of subdivision or condominium in the Municipality without first confirming there is sufficient existing sewer and water capacity available to provide the development with full municipal services. If there is capacity in only one of the two municipal systems, draft approval shall not be granted on the basis of partial services, ~~except where necessary to address failed services, or because of physical constraints.~~

48. Page 94 – Section L.24.1 (Complete Application – General Policies) is modified to read as follows:

L.24.1.3

The following information and supporting studies may be **required** ~~identified during pre-application consultation~~ as part of a complete application at the time of submission for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision/Condominium, Consent or Minor Variance in accordance with accepted professional standards and/or guidelines:

- ...
- **Archaeological Assessment**
- **Heritage Impact Assessment**
- **Conservation Plan**

L.24.1.7

~~Under the provisions of the Planning Act, when the pre-consultation process for a proposed development approval application~~ **If the municipality** identifies the need for information, supporting studies, and materials, the application shall not be considered complete for processing purposes until the required information,

supporting studies, and materials is prepared and submitted to the satisfaction of the Municipality.

49. Schedule D is modified by:

- Adding the location of at-capacity lakes and lake trout lakes
- Adding the location of airports and aerodromes within the Municipality;
- Showing Abandoned Mine points as 1 km radius circle around it (outline only, not filled) to delineate the area of influence;
- Adding contaminated sites;
- Adding Significant Wetlands
- Adding mineral deposits and significant areas of mineral potential;
- Adding active/closed waste management sites.

Dated at Toronto this 16th day of MARCH, 2026.



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