

DECISION

With respect to the Lakehead Rural Planning Board's new Official Plan for the Geographic Townships of Gorham, Ware, and the Dawson Road Lots (Lots 1-20), Concession A and B, east of the Kaministiquia River

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

I hereby approve, as modified, the new Official Plan for the Geographic Townships of Gorham, Ware and the Dawson Road Lots (Lots 1-20), Concession A and B, east of the Kaministiquia River adopted by the Lakehead Rural Planning Board by By-law No. 001-2025 on November 6, 2026, subject to the following modifications, with additions in **bold underline** and deletions in ~~**bold strikethrough**~~:

1. Schedule A2 is amended by adding AMIS site (00543 - [GeologyOntario](#)) and Pages 8, 13, 22 - Section 3.1.3, Section 4.0, and Section 7.2.3 are modified to read as follows:

Page 8 – Section 3.1.3 Mineral Mining

(First paragraph)

The entire Planning Area is characterized as having a high Metallic Mineral Potential Estimation Tool (MMPET) index. MMPET mapping has not been included in the land use schedules since the entirety of the Planning Area has high mineral potential. There are ~~two~~ **three** abandoned mine hazards currently present in the Planning Area as shown in Schedules A1 and A2.

Page 13 – Section 4.0 Aggregate Extraction **and Mineral Resources**

(Third paragraph and table below)

There are ~~two~~ **three** known and recorded Abandoned Mines Information System (AMIS) sites within the Planning Area (shown on Schedules A1 and A2). The sites are Class C, which are not expected to have potential concerns regarding receiving environments or on-site public health concerns, however they have potential for serious injury or death to occur.

AMIS #	AMIS Name		Classes	Hazards
08495	Thunderhead		C	Open adit
08496	Gorham		C	Adit portal

<u>00543</u>	<u>Ware Occurrence</u>		<u>C</u>	<u>Exploration shaft</u>
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Page 22 – 7.2.3 Mine Hazards

(First paragraph)

Mine hazards may include any feature of a mine or any related disturbance of the ground that has not been rehabilitated, that may pose a risk to human health and property. The approximate locations of potential mine hazards are shown on Schedule ~~A1s~~ and A2.

(Point 4.)

Adjacent lands to potential mine hazards are indicated by a 1-kilometre buffer shown on Schedules ~~A1~~ and A2 of this plan.

2. Page 17 – Section 6.0 (Cultural Heritage) is modified to read as follows:

3. The Planning Board shall require archaeological assessment by archaeologists licensed under the Ontario Heritage Act. Development and site alteration shall not be permitted in areas where there are known cultural heritage resources and/or areas exhibiting archaeological potential within the Planning Area unless an archaeological assessment has been carried out. These archaeologists must be approved by FWFN prior to commencing any archaeological work in the Planning Area. **The Planning Board shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.**

3. Page 35 – Section 8.31 (Provincial Highways) is modified, and subsequent policies renumbered in sequence with established convention, so that it reads:

~~7. Any proposed snowmobile or trail crossing of a Provincial Highway will require the prior approval of the MTO.~~

7. Recreational trails along or crossing provincial highways may be considered subject to meeting Ministry of Transportation policy. Ministry of Transportation requires any proposed trail demonstrate that there is no feasible alternative route and that there will be no negative impact to the highway infrastructure, operations, maintenance, and safety.

~~8. Trails are not permitted along the right of way of a Provincial Highway.~~

9. 8. For highway safety reasons, wind turbines located adjacent to a Provincial Highway will be set back a minimum distance measured from the highway property line equal to the distance of the height of the wind turbine structure plus the length of one blade.

9. A new Ministry of Transportation entrance permit is required for any property that changes ownership or where there is a proposed change in use and/or any reconstruction of an existing entrance.

10. Where highway access is permitted, the Ministry of Transportation limits each lot of record with highway frontage to one highway entrance. Highway access to back lot development shall not be permitted.

Dated at Toronto this 14th day of APRIL, 2026.



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