

DECISION

With respect to the Township of McMurrich/Monteith new Official Plan

Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the Township of McMurrich/Monteith Official Plan adopted by Bylaw No. 03-11-2003, and all subsequent amendments thereto.

Furthermore, I hereby approve the Township of McMurrich/Monteith Official Plan, adopted by By-law No. 32-2025 by the municipality on July 15, 2025, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Policy 1.3.3 under Section 1.3 Basis of the Plan has been modified to read:
 - 1.3.3 According to Statistics Canada Census information, the permanent population of the Township increased from 824 in 2016 to 907 in 2021, a 10 % increase. **The Ministry of Finance projects a 16% increase to 2046 for the District of Parry Sound**~~It is anticipated that this growth will continue during the time frame of this Plan.~~ In 2021, there were 735 total private dwellings in the Township (including permanent and seasonal dwellings), of which 410 would be occupied private dwellings (permanent homes), and 325 would be seasonal dwellings. Over 97% of the permanent dwellings are single detached dwellings. **Therefore by 2046, assuming the township attracts a relative proportion of the district's growth, at least 160 more residents are projected to live in the Township, requiring approximately 75 new or converted housing units.**
2. Section 2.2.3 Housing is modified in the following areas:
 - i. Policies 2.2.3.1 and 2.2.3.2 are modified to read:
 - 2.2.3.1 Single detached residential housing will remain the dominant housing type. **The Township supports small-format housing, co-housing, and multi-generational housing.**
 - 2.2.3.2 Existing residential development may be supplemented by **additional secondary** residential units throughout the Township, provided adequate on site servicing can be provided.
 - ii. Two new policies 2.2.3.3 and 2.2.3.4 are added to the plan:

2.2.3.3 The Township will provide for an appropriate range and mix of housing options to meet projected needs of current and future residents, by permitting and facilitating all housing options required to meet their social, health, economic, and well-being requirements. The Township supports improving the overall quality of life for residents of all ages, abilities, and incomes by improving accessibility and by addressing barriers which restrict full participation in society.

2.2.3.4 As part of the appropriate range and mix of housing for current and future residents, the Township will provide for housing that is affordable, as defined in the Provincial Planning Statement, for the regional market area by:

i) setting a minimum target of 15 per cent of all new residential units for the creation of affordable housing units for owners and renters, evaluating progress towards meeting the affordable housing needs of current and future residents, and ensuring units built remain affordable over the lifetime of this plan;

ii) monitoring the creation of new affordable units up until the next ten-year review and update of the official plan, at which time the official plan policies affecting the supply of land, range of housing types, and densities will be evaluated to determine whether any changes are needed in order to meet affordable housing needs; and

ii) coordinating land use planning with planning for housing, and working with the Parry Sound District Social Services Administration Board's Service Managers to address local affordable housing needs.

3. Policy 2.2.5.3 under Section 2.2.5 Infrastructure is deleted in its entirety and subsequent policies in the section are renumbered, accordingly:

~~2.2.5.3 Municipal or private communal water or sewer services will not be developed.~~

4. Item (iii) of policy 3.1.3.1 and policy 3.1.3.2 under section 3.1.3 Permitted Uses for the Settlement Area are modified to read:

3.1.3.1 Permitted uses will be identified in the zoning by-law, and will generally be limited to:

iii) ~~additional residential units~~a secondary dwelling on a residential lot, in accordance with any Planning Act requirements ;

3.1.3.2 Certain other uses may be appropriate on land in the Settlement Area, however, their potential for off-site impacts cannot be determined in advance and

should be reviewed on a site-by-site basis. Uses such as four-plex dwellings, , [sic] institutional developments or small scale industrial operations will be allowed by site specific zoning amendment but will not require an amendment to this Plan so long as the uses can be serviced by private on-site water and sewer services, **it is demonstrated that either the lands are not contaminated or that land use compatibility conflicts will not be created,** and the general intent of the Plan is maintained.

5. Section 3 Land Use Designations is modified in the following areas:

i. Policy 3.1.4.3 under Section 3.1.4 Development Policies for Settlement areas is modified to read:

3.1.4.3 The minimum lot area shall be **0.41.0** hectare (~~42.5~~ acres) with a minimum frontage of 45 metres (148 feet) for the creation of new **residential** lots **where private individual water and sewage services may be installed.** Smaller lots may be considered provided ~~they are supported by~~ a Hydrogeological Study and Functional Servicing Report ~~that~~ confirms that these ~~minimum~~**smaller** sizes are **sustainable** **suitable for the long-term provision of these services with no negative impacts.**

ii. Policies 3.2.4.2, 3.2.4.3, and 3.2.4.4 under Section 3.2.4 Development Policies for Shoreline Areas are modified to read:

3.2.4.2 The minimum lot area shall be **0.41.0** hectare (~~42.5~~ acres) with a minimum water frontage of 60 metres (197 feet) for the creation of new **residential** lots **where private individual water and sewage services may be installed. Lots smaller than 1.0 hectares may be considered provided a Hydrogeological Study confirms that the proposed lot size is suitable for the long-term provision of these services with no negative impacts.** Larger sizes may be required where site constraints warrant larger sizes, or where required to ensure the protection of natural heritage features.

3.2.4.3 ~~Other m~~**Minimum standards for non-residential uses** will be established in the Zoning By-law **using provincial guidance, where applicable.**

3.2.4.4 Buildings and structures, **including septic systems,** shall be located a minimum of **230** metres (~~6698~~ feet) from the normal or controlled high water mark of a waterbody, except:

i) minor accessory buildings or structures and marine related facilities, which shall be located as detailed in a Zoning By-law;

~~ii) septic tile beds, which shall be located a minimum of 30 metres (98 feet) from the high-water mark of a waterbody; and,~~

iii) where terrain constraints and property dimensions make such setbacks unfeasible and where a lesser setback will be in keeping with the general intent of the Plan.

- iii. - Policy 3.2.5.2 and items (i) and (iii) thereof under Section 3.2.5 Additional Provisions for Island and Water-access Only Properties for Shoreline Areas are modified to read:

3.2.5.2 No development will be permitted on islands less than ~~0.81.0~~ 2.05 hectares (2.05 acres) in size unless:

i) the island is greater than 0.4 hectare (1.0 acre) in area **and a Hydrogeological Study confirms that conditions are suitable for the long-term provision of services with no negative impacts;**

iii) it can be demonstrated that the property can accommodate a private on-site sewage disposal system **and with confirmation of an available sewage hauler with the capability to service water-access-only lots, and who takes hauled sewage to an approved facility with capacity to receive the additional sewage;**

6. Policies addressing lot requirements and new lot development under Section 3.3 Rural Area are modified in the following areas:

- i. Items (iii) of policy 3.3.3.1 and (i) of policy 3.3.3.3 under Section 3.3.3 Permitted Uses is modified to read:

3.3.3.1 Permitted uses include:

(iii) ~~additional residential units~~ **a secondary dwelling** on a residential lot, in accordance with any Planning Act requirements;

3.3.3.3 Examples of commercial and industrial ventures that may be appropriate in the Rural area include restaurants, retail stores and accommodation facilities so long as Council can be satisfied that:

i) **the land use compatibility policies of this plan are satisfied** and the proposed use is compatible with character of the area;

- ii. Policy 3.3.4.2 under Section 3.3.4 Development Policies is deleted in its entirety and subsequent policies are renumbered, accordingly:

~~3.3.4.2 Variable setbacks, larger or smaller frontages, and/or limits to building heights or building envelopes, may be implemented through the Zoning By-law and at the time of new lot creation, in order to further the rural design principles of this Plan.~~

- iii. Items (ii) of policy 3.3.4.3 (renumbered to 3.3.4.2) and (iii) of policy 3.3.4.4 (renumbered to 3.3.4.3) under Section 3.3.4 Development Policies are modified to read:

3.3.4.3~~2~~ In general, applications for new lot creation will be subject to the following criteria:

ii) Notwithstanding the lot frontage and area requirements of Section 3.3.4.1 above, any lot in existence at the time this Official Plan comes into effect **that has an area less than 4 hectares (9.9 acres)** may be divided into a maximum of two lots (one severed and one retained), provided the minimum lot area for each lot is not less than 1 hectare (2.5 acres) and the minimum lot frontage on a year round maintained municipal road is not less than 60 metres (197 feet).

3.3.4.4~~3~~ Lot creation will incorporate the following design considerations:

iii) if the property subject to a **consent planning** application is located partially or completely within a Natural Feature area shown on Schedule 'B1' or 'B2', or in another natural feature discussed in Section 5, specific measures may be required to protect the natural feature(s) on, or in the vicinity of, the site;

7. A new policy 3.3.4.4 under Section 3.3.4 Development Policies for the Rural Area is added:

3.3.4.4 To support the long-term prosperity and productive capacity of agriculture in the Township, and to maintain and enhance geographically continuous agriculture in the Rural area, the Township and the planning board will apply provincial guidance to implement an agricultural systems approach.

8. Policies 3.3.4.7 and 3.3.4.9 addressing aggregate resources development under Section 3.3.4 Development Policies in the Rural Area are modified to read:

3.3.4.7 Existing licensed extractive **aggregate** operations are identified on Schedule 'C1', and include known public or private pits or quarries where extraction or harvesting has occurred in the last ten (10) years. The zoning by-law will identify and zone all existing pits and quarries for protection, and will identify a minimum assessment area.

3.3.4.9 Sand and gravel are recognized as important resources in the Township and should be protected **for the long term** from encroachment of incompatible uses. Secondary sand and gravel deposits are shown on **Appendix '1' Schedule 'C2'**. The following provisions apply to development in proximity to existing extractive operations:

i) **Studies will be conducted according to provincial guidelines where sensitive land uses are proposed within the influence and assessment area of an aggregate operation to determine land use compatibility. New**

~~incompatible land uses and activities adjacent to existing pits and quarries is discouraged. Extractive operations are generally considered comparable to Class III industrial facilities and therefore sensitive land uses should be situated according to Ministry of the Environment's D Series Guidelines on Land Use Compatibility, particularly D-6— Compatibility between Industrial Facilities and Sensitive Land Uses.~~

~~ii) Studies may be required to establish a new sensitive land use within the potential influence area of an existing or a new extractive use whose potential influence area will impact an existing sensitive land use.~~

iii) When considering applications for development, regard shall be had for the protection of land for future extraction of mineral aggregate resources, particularly in the areas identified on Appendix '1' Schedule 'C2', which include sand and gravel deposits, existing operations, and former operations. In these identified aggregate resource areas and on adjacent lands, activities which would preclude or hinder the establishment of new aggregate operations or access to aggregate resources shall only be permitted if the aggregate resource use would not be feasible, the proposed land use serves a greater long-term public interest, and issues of public health, safety, and environmental impact are addressed.

9. A new policy 3.3.4.13 under Section 3.3.4 Development Policies for the Rural Area is added at the end of the section:

3.3.4.13 Mineral resources development is permitted in the Rural Area according to the Mineral Resources policies of this plan.

10. Policies 3.4.5 and 3.4.7 under Section 3.4 Crown Lands / Wilderness Area are modified to read:

3.4.5 Private activities on Crown Lands are subject ~~to the provisions of this Plan and are subject to the specific policies of Section 3.3 (Rural Area) or if the development occurs within 150 metres (492 feet) of the shoreline of a lake, Section 3.1 (Shoreline Area) conditions of permit or lease as acquired from the~~ **Ministry of Natural Resources or the Ministry of Environment Conservation and Parks (for conservation reserves).**

3.4.7 The objectives and policies of the Plan for these areas are based on the land-use direction of the Ministry of Natural Resources as described in the Crown Land Use Policy Atlas for Ontario.

11. Policies under Section 4 Natural Features and Constraints are modified in the following areas:

i. Policy 4.1.3 under 4.1 General is modified to read:

4.1.3 ~~Known s~~Significant natural features are identified on Schedules 'B1' and 'B2'. Development constraints are identified on Schedules 'C1' and 'C2'.

ii. Policies 4.2.1.1, 4.2.1.2, 4.2.1.3, and 4.2.1.5 under 4.2.1 Identification of Significant Natural Heritage Features in 4.2 Significant Natural Heritage Features are modified to read:

4.2.1.1 Schedules 'B1' and 'B2' provide a Natural Heritage Features overlay, identifying where a number of significant natural heritage features have been identified and include:

- Wetlands: this includes provincially significant wetlands ~~that have been identified by the Ministry of Natural Resources~~ and other potentially significant wetlands; ...
- Significant Wildlife Habitat: ~~includes areas identified by the Ministry of Natural Resources as Stratum 2 Deer Wintering Habitat and Moose Aquatic Feeding Areas and Wintering Areas.~~

4.2.1.2 The presence of significant natural heritage features and areas may not be known or their significance not yet evaluated. The identification of Natural Heritage Features on Schedules 'B1' and 'B2' may be further refined or modified without formal amendment of the Plan as additional information becomes available, upon site inspection of individual properties or through supporting documentation.

4.2.1.3 Policies are also included in this Section with respect to the habitat of endangered and threatened species ~~as identified by the Ministry of Natural Resources~~. Due to the sensitive nature of these habitat areas, they are not included on Schedules 'B1' or 'B2'.

4.2.1.5 Alternative adjacent lands widths may be implemented in certain areas of the Township after a comprehensive Environmental Impact Study (EIS) demonstrates that the range of permitted uses, the natural heritage characteristics of the area, the existing development pattern, and other factors will ensure no negative impacts beyond the alternative adjacent lands width. ~~For the purposes of a specific development application, the adjacent lands contiguous to a specific feature may be varied from these standards, where documented and justified to Council's satisfaction.~~

- iii. A new Policy 4.2.1.6 is added at the end of Section 4.2.1 Identification of Significant Natural Heritage Features in 4.2 Significant Natural Heritage Features:

4.2.1.6 An EIS, as described in the Province's Natural Heritage Reference Manual and completed by a qualified professional, is required for applications for development within and adjacent to known natural heritage features and areas and/or where natural heritage features and areas are verified through site inspection or other available information. The requirements for completing an EIS may be waived if an ecological site assessment finds no natural heritage features and areas are located on or adjacent to the subject property.

12. Policies under Section 4.2.2 Wetlands are modified in the following areas:

- i. Policies 4.2.2.3 and 4.2.2.7 are modified to read:

4.2.2.3 Very few of the wetlands in the Township have been evaluated by ~~the Ministry of Natural Resources~~ **qualified professionals using Ontario Wetland Evaluation System (OWES)**. Many of these unevaluated wetlands may be locally, regionally or provincially significant. These features on the landscape have the likelihood to support habitat of endangered and threatened species and should be adequately considered in accordance with provincial

4.2.2.7 Where development is proposed within an unevaluated wetland identified on Schedule 'B1', screening of the development will be undertaken as follows:

- Where a development proposal will extend into, **or is located within 120 metres of**, the identified wetland area, the applicant will undertake an **ecological** site assessment to accurately delineate the wetland boundaries **and determine whether the wetland has characteristics or contains components of a significant wetland.**
 - **If such characteristics or components are found, the applicant will undertake a wetland evaluation.**
 - If the **proposed** development is determined to occur within ~~the a~~ **significant** wetland, then **development and site alteration will not be permitted.**
 - **If the proposed development is within 120 metres of a significant wetland, or within 30 metres of any other wetland,** the applicant will undertake an Environmental Impact Study (EIS) in accordance with the policies of this Plan to demonstrate that there will be no negative impacts to the wetland feature or its ecological function.
- ~~Where a development proposal is located within the adjacent lands to an unevaluated wetland, the applicant will undertake a scoped Environmental Impact Study (EIS) demonstrating that there will be no~~

~~negative impacts to the wetland feature or its ecological function.~~

ii. Policy 4.2.2.8 is deleted in its entirety:

~~4.2.2.8 Although wetland areas in the Township requiring Environmental Protection have been delineated, existing wetland information is general in nature and has been presented on a large scale. Thus, development may be permitted in limited circumstances if the development proposal can be supported by evidence that the wetland area is not as extensive as current information suggests. Each development proposal must demonstrate, to the satisfaction of Council, that:~~

~~i) the vegetation type and cover indicate that the property is not seasonally or permanently under water, nor does it have a water table close to or at the surface;~~

~~ii) the elevation of the development site varies significantly from the surrounding property;~~

~~iii) the soil is stable;~~

~~iv) the area being considered for development does not contain any slopes over 20%; and~~

~~v) the nature and scale of the proposed development will not have a negative impact on existing drainage patterns, nor on fish and wildlife that may be present.~~

Policy 4.2.2.9 (renumbered to 4.2.2.8) is modified to read:

4.2.2.98 When peat harvesting is proposed, the associated wetland will be evaluated to determine its level of significance. The impact of peat harvesting on the environment shall be evaluated prior to harvesting being permitted, and the harvesting of peat deposits shall be controlled. The harvesting of peat is prohibited in wetlands identified as Provincially Significant.

13. Policies 4.2.4.2 and 4.2.4.3 under Section 4.2.4 Fish Habitat are modified to read:

4.2.4.2 Development and site alteration shall not be permitted on adjacent lands to fish habitat unless it has been demonstrated that there will be no negative impacts on the fish habitat or its ecological functions. **Proposals for the development of lands in or adjacent to fish habitat may require an impact assessment that will consider the effect that the proposal will have on fish habitat, and methods by which negative impacts on the habitat can be eliminated or minimized. Council shall discourage development where it cannot be demonstrated that the anticipated negative environmental impacts can be eliminated or sufficiently minimized. The province's Natural Heritage Reference Manual recommends that development adjacent to fish habitat may require a minimum of 30-metre**

setback of natural vegetated cover adjacent to warmwater streams, cool water streams and cold-water streams, or inland waterbodies. A 15-metre buffer may be appropriate adjacent to warmwater streams and a 20-metre buffer may be appropriate adjacent to cool water streams.

4.2.4.3 Schedule 'B2' identifies known Type 1 Fish Habitat. Additional ~~Type 1~~ Fish Habitat, **as defined in the Provincial Planning Statement**, may be identified as part of the development review of specific applications. **Where site alteration or development is proposed in or adjacent to potential fish habitat, a preliminary ecological site assessment will determine whether fish habitat is present. If fish habitat is identified, a component of an environmental impact study would determine if there are adequate areas of non-critical habitat where docking and other shoreline structures could be located.**

14. Policy 4.2.5.2 under Section 4.2.5 Habitat of Endangered and Threatened Species is modified to read:

4.2.5.2 The habitat of several threatened and endangered species is found in the Township. Due to the sensitive nature of this habitat, their location remains confidential and the Ministry **of Environment Conservation and Parks Natural Resources** are to be contacted to confirm their presence on specific properties.

15. Policies under Section 4.2.6 Significant Wildlife Habitat are modified in the following areas:

- i. A new policy 4.2.6.1 is added at the beginning of the section, and all subsequent policies in the section are re-numbered accordingly:

4.2.6.1 A range of significant wildlife habitat (in addition to deer wintering habitat and moose aquatic feeding areas) may occur in the Township. The municipality shall require a preliminary ecological site assessment to determine the presence of significant wildlife habitat, based on provincial guidance. Known significant wildlife habitat is mapped on Schedule B2.

- ii. Policies 4.2.6.1, 4.2.6.2, and 4.2.6.3 (renumbered to 4.2.6.2, 4.2.6.3, and 4.2.6.4, respectively) are modified to read:

4.2.6.4~~2~~ It is the intent of the Plan to protect areas identified as winter deer habitat. Proposals for the development of lands within or adjacent to a deer yard will be reviewed on a site specific basis. **Field investigations may be required to verify boundaries of deer habitat according to local and provincial Ministry of Natural Resources guidelines.**

4.2.6.23 Development and site alteration in Stratum 2 habitat must conserve valuable conifer stands, feeding areas and movement corridors. Development and site alteration will not be permitted in Stratum 1 deer wintering habitat, if identified. New lot creation in deer wintering areas...

4.2.6.34 An ~~impact assessment~~ **Environmental Impact Study (EIS)** will ~~may~~ be required to be prepared by the applicant to determine if ~~thea development~~ proposal will result in an adverse impact on ~~the deer population~~ **any significant wildlife habitat**. Upon completion of said assessment, special provisions such as larger lot sizes, increased frontages, restrictions on the removal of vegetation and/or reduced building envelopes may be considered and implemented through site plan control.

16. Policies under Section 4.3 Water Resources are modified in the following areas:

i. Policy 4.3.1 is modified to read:

4.3.1 The Township recognizes the importance of maintaining and improving the quality and quantity of groundwater and surface water. As such, the function of watercourses and sensitive ground water recharge/discharge areas, aquifers and head water areas will be protected or enhanced. All major development applications, including plans of subdivision and water taking industries, shall be supported by hydrological and terrain analysis reports and nitrate impact assessments where there may be an impact on ground or surface water resources. **An impact lakeshore capacity** assessment of development on a surface waterbody will also be required for major development adjacent to a waterbody. These studies, among other matters, will address the impacts of the proposed development on ground and surface water resources.

ii. Two new policies 4.3.2 and 4.3.3 are added, and the last policy in the section (otherwise unmodified) is re-numbered from 4.3.2 to 4.2.4:

4.3.2 The Township will minimize cross-jurisdictional impacts to water resource systems by working with neighbouring municipalities to prevent or minimize negative impacts to vulnerable or sensitive surface and ground water resources such as those in the Horn, Doe, and Buck lake watersheds.

4.3.3 Where indicators identify that a waterbody may be reaching its environmental lake capacity for development, development and site alteration will be restricted in or within 300 metres of sensitive surface water features and their inflowing tributaries found in any land use designation in accordance with provincial guidance in the Lakeshore Capacity Assessment Handbook. For the purposes of a lakeshore capacity assessment, existing and future waterfront

lots will be assumed to be year-round dwellings unless past and future use of lots are confirmed to be seasonal.

17. Policies under Section 5 Development Constraints are modified in the following areas:

i. The title of Section 5.1 is modified to read:

5.1 General (hazards, natural and **human-made**)

ii. The title of Section 5.2 is modified to read:

5.2 Flood **and erosion hazards**plains

iii. Policy 5.2.1 is modified to read:

5.2.1 The erection of buildings or structures, or the removal or placing of fill of any kind, shall be prohibited except where such buildings or structures are intended for flood or erosion control or bank stabilization **which would not affect flood flows.** Minimal development of shoreline structures (docks, boat ramps) may be permitted.

iv. A new policy 5.2.2 is added and subsequent policies in the section are renumbered, accordingly:

5.2.2 Development shall generally be directed to areas outside of hazardous land adjacent to river, stream, and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

v. Policies 5.2.2, 5.2.3, 5.2.4, 5.2.6, and 5.2.9 (renumbered to 5.2.3, 5.2.4, 5.2.5, 5.2.7, and 5.2.10) are modified to read:

5.2.~~23~~ **Similarly, development shall not be permitted within a floodway or in areas that would be rendered inaccessible to people and vehicles during times of flooding or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the hazard on other lands not specifically identified, but where flooding is known to occur. In these instances, development may be permitted after the proponent has undertaken studies to confirm that development in that location can occur in a safe manner with no impact to existing development up or down stream.**

5.2.~~34~~ The following development shall not be permitted to locate within an ~~identified~~ Floodplain or where flooding is known to occur: ...

5.2.~~45~~ The Township recognizes the importance of effective flood plain management in order to prevent loss of life, property damage, and social disruption in the event of a ~~regulatory~~ flood. The ~~regulatory flood elevation~~ **(flood hazard in a flood plain)** is

based on the higher of the 1:100 year flood and the level of flooding that would occur under a storm modeled on the Timmins (1961) storm **unless the Ministry of Natural Resources has approved a standard for a specific watershed**. Development will be directed to areas outside of lands recognized as flood plains.

5.2.67 Any development proposed adjacent to a **potential** floodplain will require a study by a qualified specialist, to be conducted at the expense of the developer, to definitively determine the elevation and extent of the flood plain before approval for the development will be considered.

5.2.910 **The Township will ensure hazardous land and sites are identified either before or at the time development is proposed, and will manage development in these areas in accordance with provincial guidance.** There is currently no engineered flood plain information available for the Township **to map on Schedule D** ~~Until such information is developed marginal refinements to flood plain boundaries may be made without an amendment to the Official Plan, provided they are in keeping with the original intent of this section.~~

18. Section 5.5 Influence and Assessment Areas is modified in the following areas:

i. The title of Section 5.5 is modified to read:

5.5 Influence ~~and Assessment~~ Areas **and Minimum Separation Distances**

ii. Policy 5.5.1 is modified to read:

5.5.1 **Site-specific studies will be conducted according to provincial guidelines (e.g., Aggregate Resources Act procedures, MECP D-1-2, D-6, and Environmental Noise guidelines) to determine appropriate influence areas and minimum separation distances for the Township’s aggregate operations. If these studies cannot be obtained, aggregate operations will be considered Class III industries for the purposes of land use compatibility.** Schedules ‘C1’ and ‘D’ ~~identify~~ **identify minimum separation distances for Class III industries potential influence areas around aggregate operations and waste disposal sites, based on MOE D-series guidelines.**

iii. A new policy 5.5.2 is added:

5.5.2 Potential influence areas and minimum separation distances for industrial land uses have been identified by the province (D-6 guideline) as follows:

| <u>Industry</u> | <u>Influence area (metres)</u> | <u>Minimum separation distance (metres)</u> |
|-----------------|--------------------------------|---|
| | | |

| | | |
|-------------------------|--------------------|-------------------|
| <u>Class I</u> | <u>70</u> | <u>20</u> |
| <u>Class II</u> | <u>300</u> | <u>70</u> |
| <u>Class III</u> | <u>1000</u> | <u>300</u> |

iv. The pretext to policy 5.5.2 (renumbered to 5.5.3) is modified to read:

5.5.23 The development of a new or expansion of an existing more sensitive uses ~~or new or enlarged buildings or structures~~ within an identified influence area may be permitted provided an assessment is completed according to the land use compatibility policies of this plan to determine, where applicable: ...

v. A new policy 5.5.4 is added:

5.5.4 Incompatible development should not normally be permitted within the recommended minimum separation distance.

19. Policy 5.6.2 under Section 5.6 Abandoned Mine Hazards is modified to read:

5.6.2 Where development is proposed on lands which include, or are abutting, land affected by known mine hazards or former mineral resource operations, the development will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed, in compliance with provincial requirements. The approval authority will require documentation from a development proponent to this effect. Alternatively, confirmation will be required from a qualified professional that the lands proposed for development are not affected by the mine hazard. **For development proposed less than one kilometre away from a mine hazard, the Township will consult with the Regional Land Use Geologist at the Ministry of Energy and Mines.**

20. Section 6.3 Cultural Heritage and Archaeology is modified in the following areas:

i. Policies 6.3.2, 6.3.3, 6.3.4, and 6.3.5 are modified to read:

6.3.2 The Township recognizes that there may be archaeological resources ~~archaeological remnants of prehistoric and early historic habitation~~ within the Township, as well as areas exhibiting archaeological potential. Archaeological potential areas are determined through the use of provincial screening criteria, or criteria developed based on the known archaeological record within the Township and developed by a licensed archaeologist. This criteria [sic] includes features such as proximity to water, current or ~~of~~ ancient shorelines, rolling topography, unusual landforms, and any locally significant heritage areas such as portage routes or other places of past human settlements.

6.3.3 The Township shall not permit development or site alteration on lands containing archaeological resources or in areas of archaeological potential unless the significant archaeological resources will be conserved. The preservation of archaeological sites in an intact condition is the preferred means for the conservation of resources. Archaeological excavation as a means of mitigation of impacts will only be considered when it is demonstrated that site preservation is not possible. Where a cemetery or burial site are present, provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act apply. The Township's heritage and archaeological resources should be conserved and enhanced wherever practical. Heritage resources include archaeological sites, cemeteries and burials, buildings and structural remains of historical and architectural value, heritage landscapes, and areas of historic and scenic interest.

6.3.4 In areas of archaeological potential on land or in marine settings, Council shall, in cooperation with the Ministry of Citizenship, Culture and Recreation province and by-licensed archaeologists, require archaeological impact assessments, surveys and/or the preservation on site or rescue excavation of significant archaeological resources that might be affected by any future development.

6.3.5 Council shall ensure the conservation of have regard for cultural heritage resources in the undertaking of municipal public works. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant heritage resources.

ii. Two new policies 6.3.6 and 6.3.7 are added at the end of the section:

6.3.6 The Township 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.

6.3.7 The Township may designate protected heritage property. The municipal clerk will maintain a register of all properties of cultural heritage value or interest that are designated by by-law, in accordance with the requirements of the Ontario Heritage Act. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved, and the planning authority shall not permit development or site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved. The Township will require a heritage impact assessment and/or conservation plan to be conducted by a

qualified professional whenever a development has the potential to affect a protected heritage property.

21. Policy 6.6.3.1 under Section 6.6.3 Group Homes is modified to read:

6.6.3.1 Group homes may be permitted in all areas which permit residential development, ~~subject to the provisions of the Zoning By-law.~~

22. Section 6.6.6 Secondary Residential Units is modified in the following areas to refer to additional residential units:

i. The title of 6.6.6 is modified to read:

6.6.6 **AdditionalSecondary** Residential Units

ii. Policy 6.6.6.1 and item (f) thereof are modified to read:

6.6.6.1 The development of **additionalsecondary** residential units provides opportunities to increase the supply of affordable rental accommodation in the Township. In accordance with the provisions of the Planning Act, the Township supports the potential for the establishment of **additionalsecond** residential units ~~in single-detached and semi-detached dwellings, or in accessory structures on lots containing single-detached or semi-detached dwellings if the single-detached or semi-detached dwelling contains one (1) residential unit~~, throughout the Rural and Settlement Areas provided the development:

f) ~~The **Additionalsecondary** units **areis**~~ only permitted within the main residential unit; or a permitted accessory building.

iii. Policy 6.6.6.2 and 6.6.6.3 are modified to read:

6.6.6.2 Where **additionalsecondary** residential units are established in accessory structures, they will not be subdivided or separated **by way of consent** from the main residential dwelling on the property, unless the lots meet the minimum requirements for new lot creation in the Plan.

6.6.6.3 The zoning by-law will establish specific performance standards for **additionalsecondary** residential units, consistent with the provisions of this section.

23. Policies 6.8.3 and 6.8.5 under Section 6.8 Land Use Compatibility are modified to read:

6.8.3 **Major facilities and sensitive land uses will minimize risk to public health and safety and ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.**

Where avoidance is not possible, existing or planned major facilities will be protected for their long-term viability from encroachment by permitting adjacent sensitive land uses only when potential adverse effects to the proposed sensitive use and major facilities are minimized or mitigated in accordance with provincial guidelines, standards, and procedures. When a change in land use places, or is likely to plan a major facility of sensitive land use within the area of influence of another less sensitive use, the policies contained within the MOE D Series Guidelines shall be applied to minimize or prevent the exposure of any person, property, plant or animal life to adverse effects associated with the operation of specified facilities.

6.8.5 The MOE D series province's procedures and guidelines (e.g., D-Series Guidelines, Environmental Noise Guideline, etc.) will be used to determine the appropriate prevention, avoidance and mitigating on measures to be taken, including influence areas and minimum distance separations.

24. A new section 6.9 for Mineral Resources policies is added to the plan:

6.9 Mineral Resources

6.9.1 Mineral resources development is permitted in identified mineral resources areas without requiring an amendment to this Plan, subject to the provisions of the Mining Act and the Environmental Protection Act. Mineral development will require an amendment to the Zoning By-law to permit mineral mining operations and ancillary uses.

6.9.2 Mineral resources include all minerals not regulated under the Aggregate Resources Act. Mineral resources are regulated under the Mineral Resources Act administered by the province. Mineral resource areas are where mining operations and associated facilities presently exist, have existed in the past or areas where there is a high potential for mining activities to occur due to the quality and quantity of the mineral deposits. Existing mineral resources areas are identified on Schedule 'C2'.

6.9.3 Sensitive land uses shall be required to be separated and/or buffered from mineral resource areas in accordance with provincial legislation, policies, and appropriate guidelines. Development and activities which would preclude or hinder the establishment of new mining operations, expansion of existing operations, or access to the resources in identified mineral resource areas or on adjacent lands shall only be permitted if:

- i) resource use would not be feasible; or
- ii) the proposed land use or development serves a greater long-term public interest; and

iii) issues of public health, public safety and environmental impact have been addressed.

6.9.5 The province shall be consulted with regards to development within or adjacent to identified mineral resource areas. Where the potential exists for a proposed land use to hinder access to a mineral mining site, the proponent will be required to ensure access to the surrounding mineral resources.

6.9.6 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased.

25. Policies 7.2.2 and 7.2.10 under Section 7.2 Transportation are modified to read:

7.2.2 The Township road system consists of one Secondary Provincial Highway and a local road system. The Municipality recognizes the importance of Highway 518, and supports the development and land division policies of the Ministry of Transportation. Any development proposed adjacent to a provincial highway will be subject to the requirements and permit control of the Ministry of Transportation. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial approvals and transportation planning. If the proposed use is sensitive, a land use compatibility noise assessment is required.

7.2.10 All ~~new or~~ existing roads dedicated to the Municipality must be brought up to current Municipal standards prior to being assumed by the Township. Existing seasonally maintained roads must be brought up to an appropriate standard at the cost of the property owners before they will be considered for year-round service.

26. Section 7.3 Water and Sewage Disposal Services is modified in the following areas:

i. Policy 7.3.1 is modified to read:

7.3.1 Water and sewage disposal services in the Township are currently provided on a private individual basis. Commercial and industrial land uses are restricted to dry activities, where only the disposal of domestic waste of employees is permitted and treated. No industrial liquid wastes, wash, or cooling water or process wastes is permitted. Any development requiring Municipal and/or private communal water and sewer services is not currently available or planned will not be permitted without an Official Plan Amendment.

ii. A new policy 7.3.2 is added:

7.3.2 Prior to approving new development proposals, the planning authority will ensure that:

i) site conditions are suitable for the long-term provision of proposed private individual water and sewage services with no negative impacts, in accordance with provincial standards; and

ii) confirmation that a licensed sewage hauler is available, and that hauled sewage will be hauled to and received by a provincially-approved sewage treatment facility with sufficient reserve capacity to receive septage from the new development.

27. Policies 8.2.2 and 8.2.4 under Section 8.2 Interpretation of Numbers and Boundaries are modified to read:

8.2.2 It is recognized that the boundaries of the Natural Heritage Features and Natural Resources and Hazards overlay areas identified in Schedules 'B1', 'B2', '**C1**', '**C2**', and 'D' may be imprecise and subject to change or refinement. The development proponent shall determine, to the satisfaction of the Township, the extent of the environmental areas on a site-by-site basis when considering any development proposal, in consultation with the appropriate agencies. Any refinement to the areas shall not require an Amendment to this Plan. Boundary changes to Provincially Significant Wetlands can only be confirmed or approved ~~by using~~ the **Ontario Wetland Evaluation System**~~Ministry of Natural Resources.~~

8.2.4 For the purposes of preparing **site-specific** zoning by-law **amendments**, subdivision approvals, site plan approvals, and land severances, minor deviations to the boundaries or to the lot requirements may be permitted without amendment to this Plan provided that such deviations do not alter the intent of this Plan.

28. Section 8.3 Official Plan Amendments and Review is modified in the following areas:

i. Item (i) of policy 8.3.1.2 under Section 8.3.1 Amendments is modified to read:

8.3.1.2 Requests for site specific changes to the Official Plan may be considered by Council upon application, and will be evaluated on the basis of the following criteria:

i) consistency with the principles and policies of the Provincial **Planning Policy** Statement;

ii. Policy 8.3.2.2 and item (iv) thereof under section 8.3.2 Review is modified to read:

8.3.2.2 Council will review the need for changes to the Official Plan ~~at least every ten years~~ **no less frequently than 10 years after it comes into effect as a new official plan, and every five years thereafter, unless the plan has been replaced by another new official plan.** The review will consist of an assessment of:

~~iv) the need for revised or new policy initiatives whether revision is needed to ensure that the Plan conforms, or does not conflict with the~~

Growth Plan for Northern Ontario; has regard to the matters of provincial interest; and is consistent with provincial policy statements.

29. Section 8.5 Lot Creation is modified in the following areas:

i. Item (vii) of policy 8.5.1.2 is modified to read:

8.5.1.2 In addition to specific land use policies, the following criteria shall be applied to the creation of lots by consent:

vii) the lot shall meet Minimum Distance Separation requirements, as established **using provincial guidance in the Zoning By-law.**

ii. Policy 8.5.1.3 is deleted in its entirety:

~~**8.5.1.3 Exceptions to minimum lot size and access requirements may be considered by the Township where more than one primary, free standing, substantive and structurally sound building legally exists, subject to the general intent and policies of the plan being satisfied.**~~

30. Policy 8.10.1 under Section 8.10 Parkland Dedication is modified to read:

8.10.1 In considering land division, the Township may require the applicant to dedicate a portion of the gross area being developed for the provision of public open space other than roads **in accordance with provisions of sections 42 and 51.1 of the Planning Act.**

31. Policy 8.11.1 under Section 8.11 Complete Applications and Pre-Consultation includes the names of the following additional technical studies:

8.11.1 When considering development or redevelopment of land requiring an application under the Planning Act, Council may require the following information and/or studies to be submitted as part of a complete application package: ...

- All necessary reports/studies/plans, which may include:
 - ...Environmental Impact Study / **Ecological Site Assessment**
 - **Environmental Site Assessment / Record of Site Condition**
 - **Environmental Noise Study (NPC-300)**
 - Sediment Control Plan / **Erosion Plan / Slope Stability Analysis**
 - **Flood plain analysis / Flood plain mapping**
 - **Geotechnical Study / Mining Hazard Study**
 - Functional Servicing Report / **Servicing Options Report**
 - Archaeological Assessment / **Heritage Impact Assessment /**

Conservation Plan

- **Lakeshore Capacity Assessment**
- **Aggregate Resources Study**
- **Agricultural System Study / Soils Assessment**
- ~~**Landscape Plan**~~
- ~~**Lighting Plan...**~~

32. A new section 8.15 for Indigenous Engagement policies is added to the plan:

8.15 Indigenous Engagement

8.15.1 The Township is situated in Robinson Huron Treaty (1850) and Williams Treaty (1923) territory.

8.15.2 The Township shall undertake early and ongoing engagement with 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.

8.15.3 The Township shall directly engage with Indigenous communities and organizations with whom they have established or wish to establish relationships, as well as any potentially interested Indigenous communities, with respect to land use planning matters.

33. Schedules A, B1, B2, C, and D labelled "Adopted July 15, 2025" are deleted and are hereby replaced with the following schedules A, B1, B2, C1, C2, and D identified in Attachments 1 through 6 of this decision.

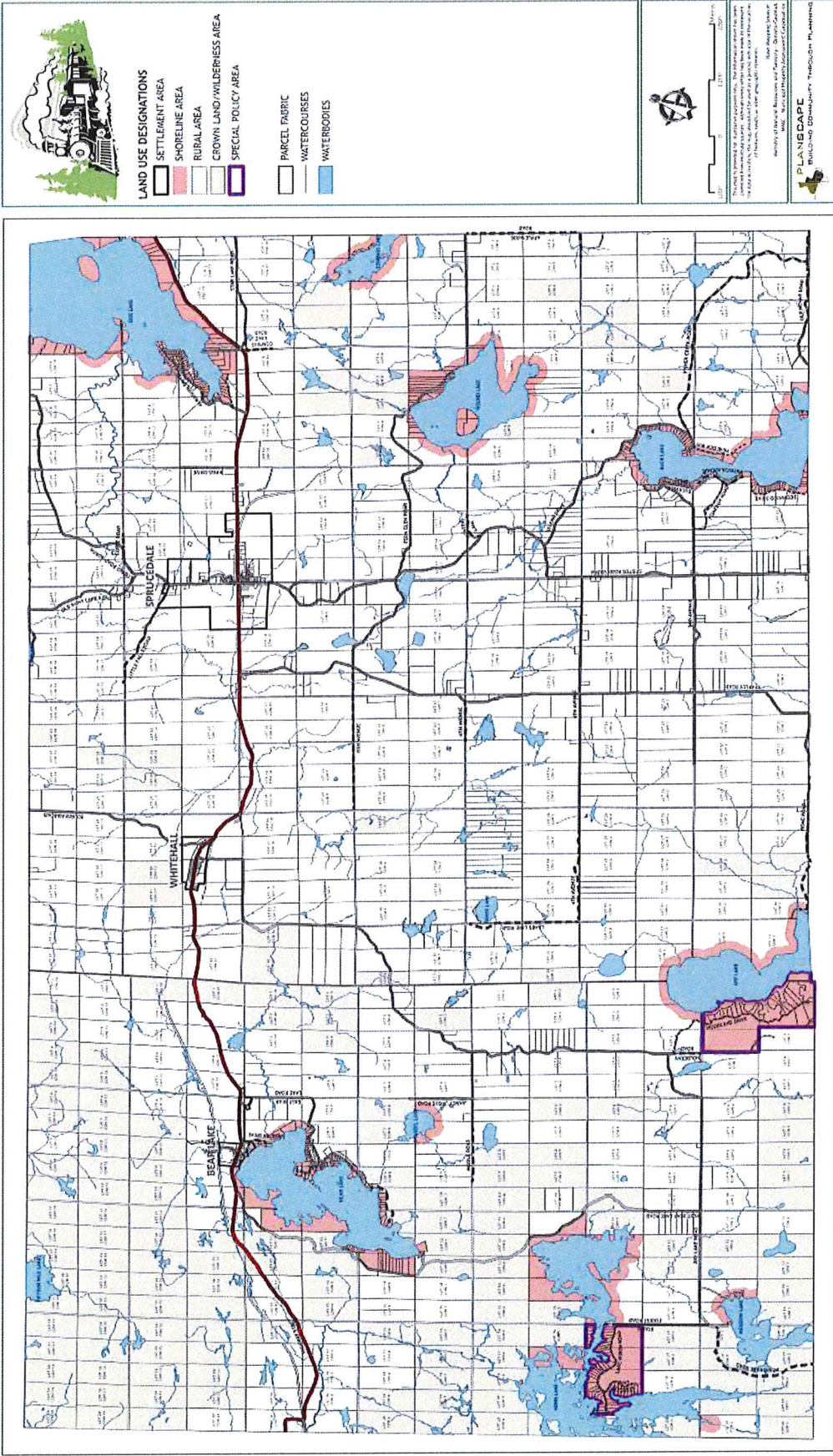
Dated at Toronto this 15th day of MAY, 2026.


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

Attachment 1:

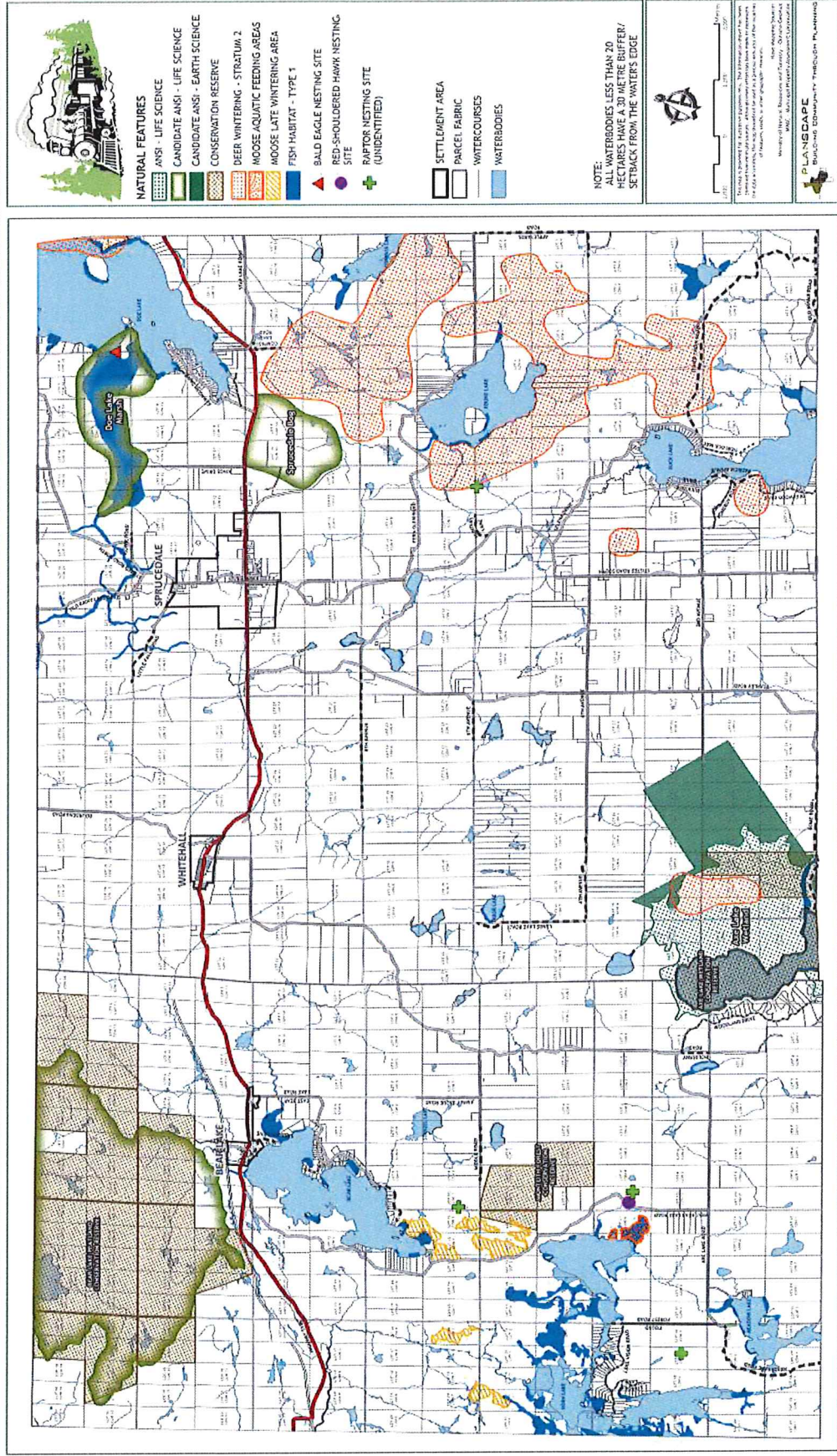
TOWNSHIP OF McMURRICH/MONTEITH

LAND USE - SCHEDULE 'A'

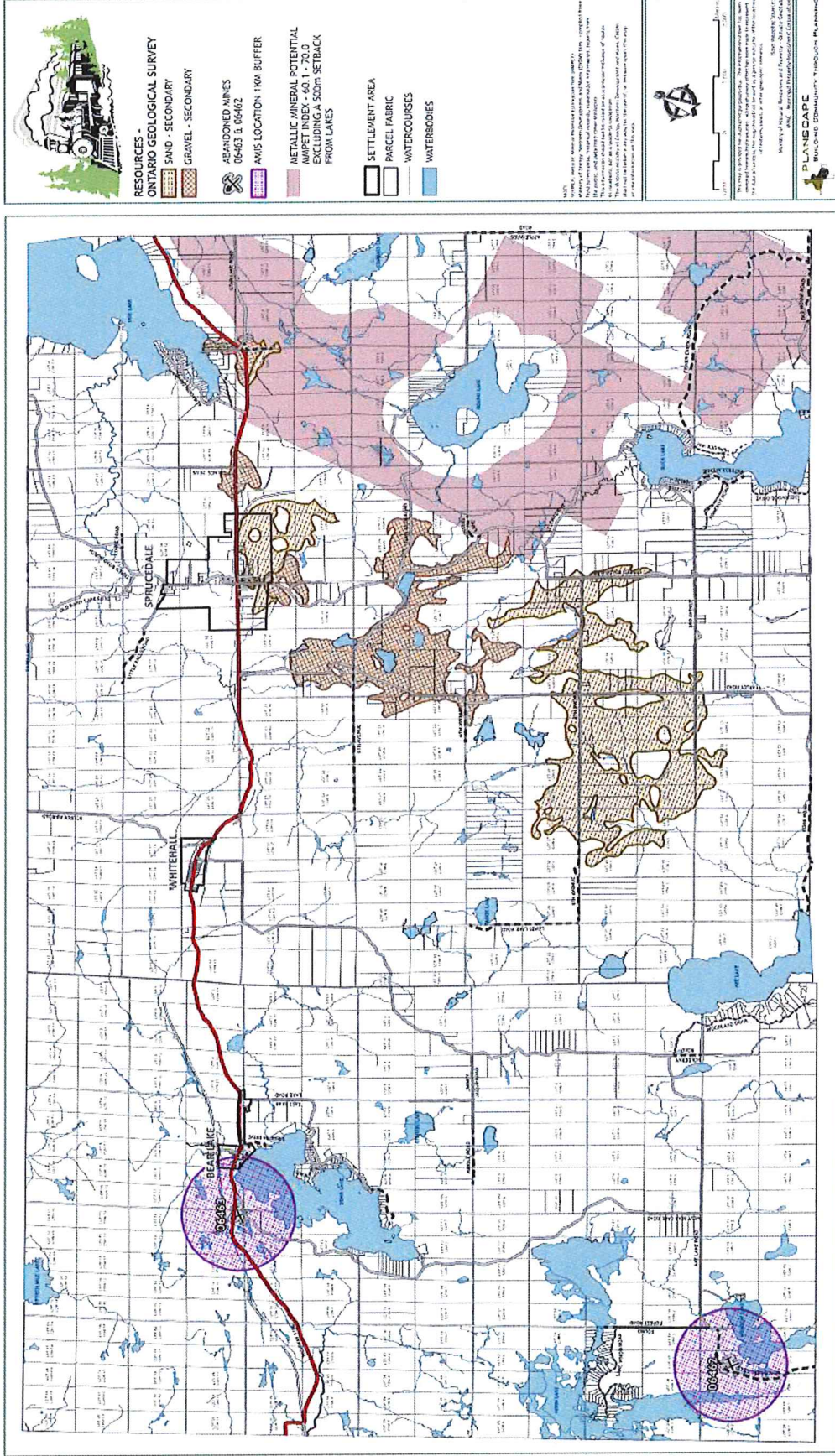


TOWNSHIP OF McMURRICH/MONTEITH

NATURAL HERITAGE FEATURES - SCHEDULE 'B2'



TOWNSHIP OF McMURRICH/MONTEITH
 AGGREGATE RESOURCES &
 METALLIC MINERAL POTENTIAL - SCHEDULE 'C2'



TOWNSHIP OF McMURRICH/MONTEITH

TRANSPORTATION & INFRASTRUCTURE - SCHEDULE 'D'

