

DECISION

With respect to the Fort Erie Official Plan Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the Town of Fort Erie Official Plan adopted by By-law 150-06, and all subsequent amendments thereto.

I hereby approve the Official Plan for the Town of Fort Erie, as adopted by the Council of the Town of Fort Erie by By-law No. 78-2025, subject to the following modifications, with additions to text in underline and deletions to text in ~~strikethrough~~.

1. Policy C.3.1.5.2 is modified as follows:

Protect the **natural environment system's** network of **key natural heritage features** and **key hydrologic features** natural features and areas for the long term, their associated minimum ~~vegetation protection zones~~, as well as **linkages** to protect and restore the features and their ecological and **hydrologic functions**, which will be enhanced over time.

2. Policy C.4.4.5 is modified as follows:

To encourage the development of **affordable** housing, the following minimum targets will be achieved encouraged over the horizon of this Plan on a Town-wide basis, except where local targets may be higher:

- i. 20 percent of all new rental housing Town-wide will be **affordable**; and
- ii. 10-percent of all new ownership housing Town-wide will be **affordable**.

3. Policy C.4.6.2.ii is modified as follows:

ii. The demonstrated need for additional land to accommodate growth, ~~as informed by a Land Needs Assessment~~, to the satisfaction of the Town;

4. Policy D.2.1.2.6 is modified as follows:

Land designated Core Mixed-Use have an important role in supporting the Town's economic **development** due to their strategic location, including planned or existing infrastructure, proximity to many **cultural heritage resources** ~~cultural heritage assets, historic sites~~, international gateways, and the Lake Erie Shoreline.

5. Policy D.2.2.5.1.vi is modified as follows:

The prevention of adverse impacts on **cultural heritage resources** ~~cultural heritage~~

features;

6. Policy D.2.4.3 is modified as follows:

1. Permitted uses within the **employment area** designation are:

7. Add the following new subsection D.3.1.4.7:

In prime agricultural areas, on prime agricultural land, the extraction of minerals and petroleum resources is permitted provided that the site will be rehabilitated back to an agricultural condition.

8. Remove policy D.3.1.5.2.2.

- ~~2. Proposed residential lots being considered in the Agriculture designation for a consent within the agricultural land base must meet the following conditions:~~
- ~~i. The size of any new lot will be an area of 0.4 hectares except to the extent of any additional area deemed necessary to support an on-site private water supply and long-term operation of a private sewage disposal system as determined by Provincial and Regional requirements;~~
 - ~~ii. Any new lot has adequate groundwater or other water supply, in compliance with Provincial requirements;~~
 - ~~iii. Any new lot has sufficient frontage on an existing publicly maintained road;~~
 - ~~iv. Where possible, joint use should be made of the existing road access to the farm operation;~~
 - ~~v. Road access to any new lot does not create a traffic hazard because of limited sight lines on curves or grades or proximity to intersections; and~~
 - ~~vi. Proposed lots will be located and configured to minimize impacts on surrounding farming operations.~~

9. Policy D.3.2.2.4 is modified as follows:

Conserve **cultural heritage resources** and ensure that **development** does not adversely impact the heritage character of the area.

10. Add the following new subsection D.3.4.4.9:

9. On any lands designated Extractive Industrial, the Agriculture designation shall also apply.

11. Add the following new subsection D.3.4.4.10:

10. New mineral aggregate resource operations or any expansion of an existing mineral aggregate resource operation that extends beyond the limits of the existing lands designated Extractive Industrial will require a site-specific amendment to this Plan that maintains the land within the Agriculture designation.

12. Policy D.3.4.5.2.5 is modified as follows:

Petroleum and **mineral** resource extraction activities will be conducted in accordance with the Oil, Gas, and Salt Resources Act and its regulations and standards, as well as a license from the ~~Ministry of Northern Economic Development and Growth~~ Province.

13. Policy D.4.1.1 is modified as follows:

The Town recognizes the **natural environment system's** importance and broad ecological functions that contribute to creating a vibrant, livable, and healthy community. The **natural environment system** on Schedule E and F includes both a Natural Environment System designation (**provincially significant wetlands**) and Natural Environment System overlay which identify other provincially significant **natural heritage features and areas**. The policies of this Plan apply to both the designation and overlay areas of the **natural environment system**, as appropriate. The **natural environment system** is made up of **wetlands, woodlands, valleylands**, watercourses, **significant wildlife habitat, areas of natural and scientific interest** and the **linkages** between **natural heritage features**. The **natural environment system** contributes to a healthy and resilient natural environment and has an important role in providing clean air and water, climate change mitigation and adaptation, natural habitat for flora and fauna, and compatible recreational and leisure opportunities that contribute to overall community wellbeing. It is an overall objective of this Plan to protect, maintain, and enhance the **natural environment system's** health and biodiversity for long-term sustainability while protecting **development** from **hazardous lands** and **hazardous sites**.

14. Add the following new policies to Policy D.4.1.3 as follows:

Land uses permitted within the natural environment system are:

...

7. **Mineral mining operations** and **petroleum resource operations**, subject to all applicable provincial policies and policies of this Plan, including D.3.4.5.2.6.

8. Mineral aggregate operations and wayside pits and quarries, subject to all applicable provincial policies and policies of this Plan, including D.4.1.23.

15. Policy D.4.1.4.8 is modified as follows:

Changes to the limit or classification of individual features of the ~~natural environment system~~ **Significant Areas of Natural and Scientific Interest** identified through provincial criteria require approval from the Province. If the Province has approved the change to the limit or classification of an individual feature, Significant Areas of Natural and Scientific Interest, an amendment to this plan is not required.

16. Policy D.4.1.4.20 is modified as follows:

Development and **site alteration** that may result in the fragmentation of natural heritage features that are part of the **natural environment system** is discouraged. Where **development** or **site alteration** is proposed within or adjacent to the natural environment system:

- i. New lots will not be created ~~which would fragment a~~ unless they can demonstrate no negative impact on the natural environment system feature or area, ~~key natural heritage feature, or key hydrologic feature.~~
- ii. Applications for a lot boundary adjustment will avoid the fragmentation of **provincially significant wetlands, significant woodlands**, and watercourses.
- iii. Applications for lot boundary adjustment should avoid the fragmentation of other natural environment system features and areas, ~~key natural heritage features or key hydrologic features wherever possible and practical.~~
- iv. The lands to be retained in the natural environment system will remain in a natural state.
- v. The natural environment system feature and any required buffer ~~or vegetation protection zone~~ will be maintained in a single block and zoned to protect the feature and its ecological functions.
- vi. The Town, in coordination with the Conservation Authority, and other appropriate public and private conservation organizations, may explore opportunities to assume ownership of these lands.

17. Policy D.4.1.7.5 is modified as follows:

~~No development or site alteration is permitted within the significant woodland feature.~~ **Development** or **site alteration** on lands within or adjacent to significant woodlands may be considered where an **environmental impact study** demonstrates that the **development** or **site alteration** will not result in degradation that threatens the health or integrity of the natural features or ecological functions.

18. Policy D.4.1.16 is modified as follows:

D.4.1.16. Key Hydrologic Areas, ~~Key Hydrologic Features~~, and Other Important Water Resources.

19. Policy D.4.1.16.4 is modified as follows:

Development or **site alteration** within or adjacent to these areas, features, and resources is only permitted where an appropriate study demonstrates that the **development** or **site alteration** will not result in degradation that threatens:

- i. The quantity and quality of water in key hydrologic areas, ~~key hydrologic features~~, sensitive surface water features, and sensitive ground water features;
- ii. The hydrologic functions of key hydrologic areas, ~~key hydrologic features~~, sensitive surface water features, and sensitive groundwater features;
- iii. The interaction and linkage between **key hydrologic areas**, ~~key hydrologic features~~, sensitive surface water features, sensitive groundwater features, and other components of the **natural environment system**; ...

20. Policy D.4.1.16.5 is modified as follows:

Mitigative measures and/or alternative development approaches may be required in order to protect, improve, or enhance **key hydrologic areas**, ~~key hydrologic features~~, **sensitive surface water features**, **sensitive groundwater features**, and their hydrologic functions.

21. Policy D.4.1.17.2.4 is modified as follows:

~~Minimum buffers~~ will be recognized as a ~~vegetation protection zone~~, and ~~r~~ Replanting may be required and subject to an invasive species management plan or restoration plan.

22. Policy D.4.1.17.3.4 is modified as follows:

~~Minimum buffers~~ will be recognized as a ~~vegetation protection zone~~, and ~~r~~ Replanting may be required and subject to an invasive species management plan or restoration plan.

23. Policy D.4.1.21.1 is modified as follows:

The following detailed site studies and plans will be required, at a minimum, as part of any application for **development** including any application involving **site alteration**:

- i. **Environmental Impact Study** that defines key natural heritage features and areas and appropriate ~~vegetation protection zones~~ and demonstrates that the

impacts of **development** are appropriately mitigated and/or compensated, where suitable;...

24. Policy D.4.1.19.2.2 (Table D-2) is modified as follows:

Natural Heritage Feature	Development Permission within Natural Heritage Feature	Development Permission Adjacent to Natural Heritage Feature
Provincially Significant Wetlands	Development is not permitted.	Environmental Impact Study required for development within 120 metres.
Non-provincially Significant Wetlands	Discretionary. An environmental impact study is required. Compensation Required.	Environmental Impact Study required for development within 50 metres.
Significant Woodlands	No development or site alteration is permitted. Discretionary. An environmental impact study is required	Environmental Impact Study required for development within 50 120 metres, measured from the dripline.
Other Woodlands	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 50 metres.
Significant Areas of Natural and Scientific Interest (ANSI) - earth science	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 50 metres.
Significant Areas of Natural and Scientific Interest (ANSI) - life science	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 120 metres.
Dune Protection Areas	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 50 metres.
Habitat of endangered and threatened species (must be defined in consultation with MECP)	Discretionary. An environmental impact study is required. Development and site alteration must be in accordance with provincial and federal requirements .	Environmental Impact Study required for development within 50 metres.
Significant Wildlife Habitat (SWH)	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 50 120 metres.

Significant Valleylands	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 120 metres.
Significant Valleylands, Valleylands, and Stream Corridors watercourse, floodplains, shoreline	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 50 metres. From stable top of bank.
Fish Habitat (must be discussed with Fisheries and Oceans Canada [DFO])	Discretionary. An environmental impact study is required. Development and site alteration must be in accordance with provincial and federal requirements .	Environmental Impact Study required for development within 50 <u>120</u> metres.
Linkages	Discretionary. An environmental impact study is required.	Environmental Impact Study required for development within 50 metres.
Key Hydrologic Feature	Development is not permitted.	Environmental Impact Study required for development within 50 metres.

Notwithstanding Table D-2, the extent of the **adjacent lands**, as recommended by the Province, may be adjusted based on municipal approaches which achieve the same objectives.

25. Remove Section D.4.1.23 and renumber the subsequent policies accordingly.

~~D.4.1.23 Aggregate Operations within the Natural Environment System~~

- ~~1. Where a new mineral aggregate operation or an expansion to an existing operation is proposed within the **natural environment system**, an **environmental impact study** is required and will include consideration of:

 - ~~i. Whether the following will be maintained or enhanced before, during or after mineral aggregate extraction;~~
 - ~~ii. **Connectivity** among Natural Heritage Features and **hydrologic features**;~~
 - ~~iii. Significant **hydrologic features** and functions; and~~
 - ~~iv. How Significant Natural Heritage Features and ecological functions that would be affected will be replaced, on or off site, with features and functions of equal or greater **ecological value** that are representative of the natural ecosystem in that particular setting or ecodistrict.~~~~

26. Policy E.4.1.7. is modified as follows:

Develop consultation protocols of the First Nations that have traditional territory in this area, including the Anishinaabe, specifically (including but not limited to the Mississaugas of the Credit First Nation), and the Haudenosaunee (including but not limited to Six Nations of the Grand River and the Haudenosaunee Confederacy Chiefs Council) when engaging on planning matters or **public works projects**, as well as consider their interests when identifying, protecting, and managing **cultural heritage resources** and **archaeological resources**, planning for sustainability and the **impacts of a changing climate**, and the **natural environment system**.

27. Policy E.5.4.1.iv is modified as follows:

Are prohibited within the **natural environment system**, except as permitted in accordance with Section D.4 ~~D-5~~ of this Plan;

28. Policy E.6.1.1 is modified as follows:

In recognition of **cultural heritage resources** and the contribution they make to the character, civic pride, tourism potential, economic benefits and historical appreciation of Fort Erie, the Town will ensure the protection and conservation of **cultural heritage resources**. The protection of built **cultural heritage resources** will be a consideration in all development proposals and public works. **Significant** built heritage resources and **cultural heritage landscapes** in the Town will be identified, recognized and **conserved**.

29. Policy E.6.2.2.1 is modified as follows:

Council will designate **cultural heritage resources** considered that meet provincial criteria and have for cultural heritage value and or interest under Parts IV, or V ~~or VI~~ ~~or listed under Part IV~~ of the Ontario Heritage Act and may be subject to enter into a heritage conservation easement under Parts ~~II~~ ~~or~~ IV of the Ontario Heritage Act.

30. Remove policy E.6.6.1 and renumber the subsequent policies accordingly.

~~**Cultural Heritage Landscapes** are geographical areas of heritage significance that have been modified by human activities and are valued by the community. These landscapes involve a grouping of individual heritage features such as structures, spaces, **archaeological sites** and natural elements, which together form a **significant** and distinctive type of heritage form. Examples include but are not limited to heritage conservation districts, villages, parks, gardens, battlefields, main streets, neighbourhoods, cemeteries, trailways and industrial complexes.~~

31. Policy E.6.6.7 is modified as follows:

~~The defined area will possess the following attributes~~ Areas that meet the criteria of Ontario Regulation 9/06 will to be considered for designation under Part V of the Ontario Heritage Act.:

1. ~~At least 25 percent of the properties within the defined area satisfies two or more of the following:~~
 - a. ~~The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method; they display a high degree of craftsmanship or artistic merit; they demonstrate a high degree of technical or scientific achievement.~~
 - b. ~~The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is **significant** to a community; they provide, or have the potential to provide, information that contributes to an understanding of a community or culture; they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is **significant** to the community.~~
 - c. ~~The properties have contextual value because they define, maintain or support the character of the district; they are physically, functionally, visually or historically linked to each other; they are defined by, planned around or are themselves a landmark~~

32. Policy E.7.6.7 is modified as follows:

Where the Planning Act authority is used to require the dedication of land, that land will be intended for park or trail purposes and be free from any encumbrances such as steep slopes, natural heritage features, **cultural heritage features** resources and municipal **infrastructure**, and will be fully accessible to the public.

33. Policy E.8.2.4.v is modified as follows:

The integration of views of **cultural heritage features** resources, landmarks, and **significant** natural heritage features to enhance a **sense of place**; and

34. Policy F.4.7.1.v is modified as follows:

- i. Have no adverse impacts on ~~key natural heritage features and key hydrologic features~~ natural features and areas;

35. Policy F.4.9.8 is modified as follows:

Applications to demolish buildings or structures on a **protected heritage property** ~~designated cultural heritage buildings or structures~~ will be considered in accordance with the provisions of the Ontario Heritage Act and all other applicable policies of this Plan.

36. Policy F.6.1.3 is modified as follows:

The Town will consider the consultation of the First Nations that have traditional territory in this area, including the Anishinaabe, (including but not limited to the Mississaugas of the Credit First Nation), and the Haudenosaunee (including but not limited to Six Nations of the Grand River and the Haudenosaunee Confederacy Chiefs Council) when engaging on planning matters or **public works projects**.

37. Policy F.6.1.4 is modified as follows:

The Town will engage early with and consider First Nations and other Indigenous communities when identifying, protecting and managing **cultural heritage resources** and **archaeological resources**, planning for sustainability and climate change, and the **natural environment system**. This may include circulating certain studies to First Nations.

38. Policy F.7.1.4 is modified as follows:

The Town will, in consultation with affected external review agencies, evaluate a submitted application for completeness, and if the submission does not contain the information, material and studies required by the Province or through the pre-application consultation process, ~~or does not address technical and policy issues identified through pre-application consultation~~, the Town may refuse to accept or further consider the application.

39. F.11 Glossary of Defined Terms is modified as follows, as well as subsequently bolding the text of each Defined Term throughout the Official Plan.

Adjacent Lands

f. For the purposes of those lands surrounding a ~~key natural heritage feature~~, natural heritage feature and area ~~and/or key hydrologic feature~~ where it is likely that **development** or **site alteration** would have a negative impact on the feature;

Built Heritage Resource

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Connectivity

The degree to which ~~key natural heritage features~~, natural heritage features and areas and/or ~~key hydrologic features~~ are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer and energy flow through food webs.

Ecological Value

The value of ecological functions performed by natural heritage features and areas, ~~key natural heritage features~~, ~~key hydrologic features~~ and key hydrologic areas to the native biodiversity and wildlife habitats. These functions include, but are not limited to, providing cover and refuge; breeding, nesting, denning, and nursery areas; corridors for wildlife movement; food chain support; and natural water storage, natural flow attenuation, and water quality improvement, which enhances habitat for wildlife and biodiversity.

Hydrological Evaluation

A science-based study of hydrologic features and areas and impacts to those features and hydrologic functions resulting from **development** and/or **site alteration**. The purpose of a hydrologic evaluation is to:

...

f. Identify planning, design and construction practices that will maintain and, where possible, enhance or restore the health, diversity and size of the hydrologic feature and functions and its connectivity with other hydrologic features and natural heritage features and areas ~~and key natural heritage features~~;

Housing Options

Means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing,

supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

Key Hydrologic Features

~~Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.~~

Key Natural Heritage Features

~~Habitat of endangered species and threatened species; fish habitat; wetlands; life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars.~~

Natural Environment System

An ecologically integrated system made up of the natural heritage features and areas, other wetlands, ~~key natural heritage features, key hydrologic features,~~ key hydrologic areas, shoreline areas, hydrologic functions, supporting features and areas, hazardous lands, and linkages intended to provide connectivity and support natural processes which are necessary to maintain biological and hydrological diversity, ecological functions, ecosystem services, viable populations of indigenous species, and ecosystems.

Natural Heritage System

A system made up of natural heritage features and areas, wetlands, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include ~~key natural heritage features, key hydrologic features,~~ federal and provincial parks and conservation reserves, other natural heritage features and areas, lands that have been restored or have the potential to be restored to a natural state, associated areas that support hydrologic functions, and working landscapes that enable ecological functions to continue.

Negative Impacts

a. In regard to water, degradation to the quality or quantity of surface or groundwater, ~~key hydrologic features~~ or vulnerable areas and their related hydrologic functions, due to single, multiple or successive **development** or **site alteration** activities

Vegetation Protection Zone

~~A vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature.~~

Water Resource System

A system consisting of groundwater features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system comprises of ~~key hydrologic features and key hydrologic areas~~ natural features and areas.

40. The heading for Policy G.19 is modified as follows:

Fort Erie Industrial Park Special Policy Area

41. Add the following new policy to Section G.19:

G.19.5. Any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications.

42. Section H.1 is modified as follows:

Part H is reserved for Secondary Plans, which shall be adopted by amendment to, and form an operative part of, this Plan.

43. Section H.2 is modified as follows:

~~Secondary Plans will be consolidated into this Plan through future initiative(s) undertaken by the Town.~~

The following Secondary Plans adopted prior to the adoption of this Plan remain in full force and effect until they are updated in accordance with policy H.3, except to the extent that they do not conform with this Plan, an applicable provincial plan, or are inconsistent with the Provincial Planning Statement, 2024:

- i. Bridgeburg Secondary Plan
- ii. Gateway Secondary Plan
- iii. Speares / High Point Secondary Plan

- iv. Ridgeway – Thunder Bay Secondary Plan
- v. Stevensville Secondary Plan
- vi. Douglastown – Black Creek Secondary Plan
- vii. Southend Secondary Plan
- viii. Crystal Beach Secondary Plan

44. Section H.3 is modified as follows:

~~The following Secondary Plans are in full force and effect, and must be read and interpreted in conjunction with the policies of this Plan:~~

- ~~1. Bridgeburg Secondary Plan~~
- ~~2. Gateway Secondary Plan~~
- ~~3. Speares / High Point Secondary Plan~~
- ~~4. Ridgeway – Thunder Bay Secondary Plan~~
- ~~5. Stevensville Secondary Plan~~
- ~~6. Douglastown – Black Creek Secondary Plan~~
- ~~7. Southend Secondary Plan~~
- ~~8. Crystal Beach Secondary Plan~~

The Town shall review and update the Secondary Plans identified in policy H.2, for adoption and consolidated into this Plan, through future initiative(s) undertaken by the Town. These updates to the Secondary Plans do not need to be undertaken in accordance with section 26 of the Planning Act.

45. Appendix I is modified to delete policy 7, 8 and 9, and renumber the following policies, so that it reads as follows:

1. There is an identified need for the removal and the land is not required for uses permitted in an **employment area** over the long-term.
2. The proposed uses would not negatively impact the overall viability of the employment area by:
 - i. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned **employment area** uses in accordance with this Plan and provincial guidelines, standards and procedures pertaining to land use computability; and
 - ii. Maintaining access to major goods movement facilities and corridors.
3. Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.
4. The Town has sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.
5. Alternative locations for the proposed land uses have been evaluated and there are no reasonable alternative locations.

6. Potential impacts to uses permitted within **employment areas** are minimized and mitigated.
 7. ~~The land is not identified as provincially significant through a Provincial plan exercise or as regionally significant by an affiliated economic development corporation.~~
 8. ~~All or part of the site is restricted from **development** or **redevelopment** by natural heritage feature(s).~~
 9. ~~All or part of the site is restricted from **development** or **redevelopment** by physical man-made features or other hazardous conditions.~~
7. The site has qualities or characteristics that makes it less desirable / marketable for use permitted within an **employment area**.
8. The proposed uses are compatible with existing and planned surrounding land uses located within and adjacent to the **employment area**, including land uses located outside of the settlement area boundary, as applicable.
9. The application is consistent with municipal strategic interests and policies.

46. Appendix II – List of Required Studies

Modify Appendix II – List of Required Studies by deleting the entire list of required studies numbered 1 through 96 and add the list of required studies set out below, consistent with the proposed regulation (ERO Number 026-0313) Environmental Registry of Ontario:

Core studies:

- 1- Environmental Impact Statement
- 2- Environmental Site Assessment
- 3- Functional Servicing Report
- 4- Geotechnical Report
- 5- Hydrogeological Report
- 6- Planning Justification Report
- 7- Transportation Impact Study

Contingent studies:

- 8- Aeronautical Report
- 9- Aggregate/Minerals/Petroleum Resource Impact Assessment
- 10- Agricultural Impact Assessment
- 11- Air Quality/Odour Study
- 12- Arborist Report
- 13- Archaeological Assessment
- 14- Contaminant Management Plan
- 15- Cultural Heritage Impact Assessment

- 16- Economic Viability Assessment
- 17- Electromagnetic Field Management Plan
- 18- Financial Impact Analysis
- 19- Human-made Hazard Impact Study/ Assessment
- 20- Impact Assessment for Waste Disposal Sites / Former Landfill Sites
- 21- Lakeshore Capacity Assessment / Water Quality Impact Assessment
- 22- Land Use Compatibility Study
- 23- Minimum Distance Separation Formulae Assessment
- 24- Natural Hazard Impact Study / Assessment
- 25- Noise/Vibration Study
- 26- Rail Safety and Risk Mitigation Report
- 27- Servicing Options Report
- 28- Wildland Fire Assessment
- 29- Wind Study

47. Modify Schedule A to depict what is currently designated as the “Natural Environment System” to now be displayed as a hatched overlay.

Modify legend for Schedule A to change “Natural Environment System” to “Natural Environment System Overlay”.

48. Modify Schedule A.7 to identify the correct Bridgeburg Strategic Growth Area boundary.

49. Modify Schedule E legend to change “Employment” to “Employment Lands”.

50. Modify Schedule E to align Agriculture designated lands with provincial mapping of prime agricultural areas.

Modify Schedule E to depict what is currently designated as the “Natural Environment System” to now be displayed as a hatched overlay. All lands below the Natural Environment System Overlay should be designated as Agriculture, with the exception of Provincially Significant Wetlands, which may remain designated as Natural Environment System (Provincially Significant Wetlands).

Modify legend for Schedule E to change “Natural Environment System” to “Natural Environment System (Provincially Significant Wetlands)”, as well as add “Natural Environment System Overlay”.

51. Modify Schedule F to depict what is currently designated as the “Natural Environment System” to now be displayed as a hatched overlay. All lands below the Natural

Environment System Overlay should be designated as Agriculture, with the exception of Provincially Significant Wetlands, which may remain designated as Natural Environment System (Provincially Significant Wetlands).

Modify legend for Schedule F to change "Natural Environment System" to "Natural Environment System (Provincially Significant Wetlands)", as well as add "Natural Environment System Overlay".

52. Schedules A.1, A.2, A.3, A.4, A.5, A.6, A.7, B, C, C.1, C.2, C.3, D, D.1, D.2, D.3, D.4
Modify appropriate schedules to depict what is currently designated as the "Natural Environment System" to now be displayed as a hatched overlay, and update schedule legends accordingly.

53. Schedule L – Road Classifications

Modify Schedule L to correctly identify the Ministry of Transportation's Strategic Goods Movement Network, consistent with Map 6: Current, planned and conceptual Strategic Goods Movement Network elements from Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.

54. Schedule O – Site Specific Policy Areas

Modify Schedule O - Site Specific Policy Areas – G.19 Fort Erie Industrial Park to align mapping with the provincially approved SPA boundary.

Dated at Toronto this 19th day of MAY, 2026


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