

DECISION

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

Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the Official Plan for the Municipality of Powassan adopted by the municipal council by By-law No. 2003-37, and all subsequent amendments thereto.

I hereby approve, as modified, the new Official Plan of the Municipality of Powassan adopted by the municipal council by By-law No. 2025-17 on September 16, 2025, subject to the following modifications, with additions in **bold** and deletions in ~~strikethrough~~:

1. Section 1.3 (Title and Components) is modified to read as follows:

The text of this Plan, Schedules 'A', 'B', 'C', 'D', and 'E' **and 'F'** as well as Appendix '1' shall constitute the Official Plan for the Municipality of Powassan.

2. Section 2.2 (Basis) is modified to read as follows:

~~This Plan designates sufficient lands to meet the residential and commercial growth of the community over the next 20 years and to make the most efficient use of the existing municipal services in the Urban Service Area. Population data used to project population and determine future household and lot creation demands, are based on population, housing and lot creation trends over the past 15 years. It is anticipated that residential growth will occur at an average rate of 25 persons per annum.~~

Based on Ministry of Finance population projections to 2046 (published in 2025), and assuming the township attracts a relative proportion of the District of Parry Sound's growth, an estimated 638 more residents are projected to live in the municipality, requiring approximately 290 new housing units. This would result in an estimated population of 4,304 by 2046.

The municipality anticipates being able to accommodate this range of estimated population growth primarily using vacant lots in its Urban Serviced Area, with the potential for further expansion into lands designated Future Residential on Schedule "D".

3. Section 4.1 (Aggregate and mineral resources) is modified to read as follows:

Section 4.1.1

~~Areas having high mineral potential are identified as Bedrock Resources, Primary and Sand and Gravel Resources and Tertiary Resources on Schedule 'B2'. These areas shall be protected for long term use for resource extraction, except when they are located within a settlement area or an area that would normally include sensitive land uses (e.g. seasonal residential uses along lakes and rivers, etc.). Development of these known mineral~~

deposits/deposits of mineral aggregate resources and significant areas of mineral potential, including adjacent lands, shall be protected from development and activities that would preclude or hinder their expansion or continued use , unless. ~~areas for purposes other than resource extraction will not be permitted except where it can be demonstrated that the proposed development has a greater long-term public interest than the extraction of the resource and will not hinder or preclude the establishment of future extractive activities and that issues of public health, public safety and environmental impact are addressed., or that the extraction of the resource is not feasible. due to surrounding land uses or other physical or human-made features.~~ Proponents of non-extractive land uses in these areas will be required to provide a justification to the satisfaction of the appropriate approval authority to support alternate land use proposals. Technical reports may be required as part of the justification for existing residential uses and environmentally sensitive lands. New aggregate extraction uses, except for wayside pits and quarries, portable asphalt plants and related uses, will require an amendment to the Zoning By-law.

Section 4.1.2

Wayside pits, wayside quarries, and portable asphalt plants **and portable concrete plants** are permitted without an amendment to this Plan or the implementing Zoning By-law except in areas within 300 metres of an existing residential use and environmentally sensitive lands. New aggregate extraction uses, except for wayside pits and quarries, portable asphalt plants and related uses, will require an amendment to the Zoning By-law.

Section 4.1.3

When considering applications for re-zoning to permit new or expanded extractive activities Council will require:

vi) that applicants ~~consider~~ **fulfill** the requirements of the Ministry of Natural Resources **and Forestry** under the Aggregate Resources Act

Section 4.1.4

New or expanding operations may also be subject to Site Plan Control agreements as per Section 41 of the Planning Act. **Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.**

4. Section 4.3.1 (Agricultural Uses) is modified to read as follows:

New or expanding operations may also be subject to Site Plan Control agreements as per Section 41 of the Planning Act. **Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.**

5. Section 4.4 (Archeological Resources) is modified to read as follows:

4.4.1.

~~To protect areas of archaeological potential a 300-metre development buffer zone shall be~~

established from any water source.

- i) ~~If new development is proposed within the 30-metre buffer zone and the area has been previously developed, Council may require the submission of a Stage One Archaeological Assessment.~~

4.4.2.

~~If any development is proposed in proximity to any registered archaeological site, and/or areas of archaeological potential, Council may require the submission of a Stage One Archaeological Study. If there is a likelihood that an archaeological site exists, further studies will be required to determine the nature and extent of the feature.~~

Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented, and conserved. Any alterations to known archaeological sites will only be performed by licensed archaeologists.

Areas of archaeological potential are identified through the application of criteria established by the province.

4.4.32

~~Archaeological assessment reports shall be conducted by a licensed archaeologist in compliance with **the Ontario Heritage Act and standards and the** guidelines set out by the **Ministry of Citizenship and Multiculturalism** of Tourism, Culture and Sport. Where assessments identify previously unknown archaeological resources, the Municipality shall archive the information as part of a heritage resource information base.~~

4.4.43

If previously undocumented archaeological resources are discovered during development, ground disturbing activities shall cease and a licensed archeologist will be hired to carry out an archaeological assessment. ~~Where archaeological sites are found in the Municipality they shall be reported to the appropriate Provincial agency. Based on the extent and significance of the findings, Council may:~~

- ~~i) require the site to be preserved in its natural state;~~
- ~~ii) require that portions of the site remain preserved through the development process; or~~
- ~~iii) require that artifacts found on the site be removed and preserved for public education.~~

4.4.54

When development has the potential to impact a known or suspected cemetery or burial site, council shall require an archaeological assessment by a licensed consultant archaeologist.

~~Council shall consult appropriate government agencies, including the Ministry of Citizenship and Multiculturalism Tourism, Culture and Sport and the Ministry of **Public and Business Service Delivery** Consumer and Commercial Relations when an identified human cemetery, marked or unmarked human burial **a known or suspected cemetery or burial site** an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under ~~The~~ **the Ontario Heritage Act** and **the Funeral, Burial and Cremation Services** ~~The Cemeteries Act~~ shall apply.~~

4.4.5

Council shall require a marine archaeological assessment where in-water impacts are anticipated within an area of marine archaeological potential, as part of a development proposal. The assessment shall be conducted by a licensed marine archaeologist to the satisfaction of the local municipality and Ministry of Citizenship and Multiculturalism, under *the Ontario Heritage Act*.

6. Section 4.6 (Cultural Heritage Resources) is modified to read as follows:

4.6.2

The Municipality shall protect and conserve ~~cultural~~ **built** heritage resources and **cultural heritage landscapes** in accordance with applicable legislation and recognized heritage protocols. In this regard, the Municipality:

i) Shall maintain a Register of **Properties which will include properties that have been designated under Part IV and V of Cultural Heritage Resources in accordance with the *Ontario Heritage Act*, and properties that have not or cannot be designated but that the municipal council has determined to be of cultural heritage value or interest;**

iii) May establish heritage conservation districts and adopt heritage conservation district plans for each district;. **Council may pass a by-law defining an area or areas to be examined for future designation as a heritage conservation district(s) and should prepare a study for the area or areas to determine the feasibility of designation, the delineation of the district boundaries, an evaluation of the area's heritage character, and guidelines for future conservation and planning.**

vii) **May establish a Municipal Heritage Committee (MHC) pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist council on matters related to Parts IV and V of the Act.**

4.6.3

The Register of ~~Properties Cultural Heritage Resources~~ shall be periodically updated to determine if additional properties warrant inclusion or if additional information is required in respect to the heritage attributes of designated ~~cultural heritage resources including cultural heritage landscapes~~ **properties to support their conservation** conserve ~~cultural heritage resources~~ on an ongoing basis.

4.6.5

Development and site alteration adjacent to a ~~protected heritage property with a protected cultural heritage resource~~ **is permitted only where the proposed development and site alteration has been evaluated and it has been demonstrated shall ensure that the Heritage attributes of that property are will be conserved.**

4.6.6

Development shall be encouraged to retain, rehabilitate, and adaptively reuse ~~cultural heritage resources~~ **properties** identified on the Register as an integral part of the development in order to maintain and enhance the identity, and character of the Municipality.

4.6.7.

The Municipality may require a Cultural Heritage Impact Assessment or a Cultural Heritage Conservation Plan, prepared by a qualified professional where development is proposed:

- i) **On, Aadjacent to, or in the immediate vicinity of, a ~~protected heritage property,~~ or a property with potential cultural heritage value or interest** building, structure or landscape designated or on the register under the Ontario Heritage Act;

7. Section 4.7 (Earth and Life Scientific Areas) is modified to read as follows:

~~Earth and Life Scientific Areas of Natural and Scientific Interest (ANSIs)~~

4.7.1

The following **significant** ~~Earth Science Areas and Life Science Areas of Natural and Scientific Interest~~ have been identified within the Municipality and spanning into adjacent municipalities:

- South River **Forest Life Science ANSI** Conservation Reserve; and
- Graham **Lake** Hill Earth Science Area; and
- **Sausage Lake Forest Life Science ANSI (Candidate).**

4.7.2

~~New development shall not be permitted on these lands.~~ Council will encourage the maintenance and preservation of these areas to promote the history of the Municipality and attract additional investment in tourism. **Development and site alteration in ANSIs and on adjacent lands shall not be permitted unless an Ecological Impact Study (EIS) has demonstrated there will be** that does not negatively impact on the natural features or their ecological functions, for which the area has been identified, may be permitted on adjacent lands. **Adjacent lands are within 120 metres of a significant life science ANSI and 50 metres of a significant earth science ANSI.**

8. Section 4.8 (Economic Development) Heading is modified to read as follows:

Lands that can accommodate businesses and other economic development opportunities are identified ~~Employment lands are designated in both Powassan Urban Service Area and Trout Creek Settlement Area and may be permitted in appropriate locations in the Rural areas. Opportunities for additional highway commercial and tourism commercial activities are encouraged throughout the Municipality in appropriate locations.~~

9. Section 4.10 (Environmental Impact Assessments) is modified to read as follows:

4.10.1

Where this Plan makes reference to Environmental Impact Assessment Reports **or Environmental Impact Studies**, the report shall **be undertaken in accordance with the guidance provided in the Natural Heritage Reference Manual and shall include the following:**...

10. Section 4.12 (Fish Habitat) is modified to read as follows:

4.12.2

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. **Fish habitat is defined as water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas. Development and site alteration shall not be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the fish habitat or their ecological function. Adjacent lands are within 120 metres of the fish habitat.**

4.12.4

A Fish Habitat Assessment shall generally be required where the development would not meet applicable provincial and federal requirements or exemptions listed in 4.142.3 and where:

- i) Shoreline structures are proposed within ~~identified Unknown or Type 1 Fish Habitat~~;
- ii) Development is proposed on adjacent lands to ~~identified Unknown or Type 1 Fish Habitat~~; or, ...

11. Section 4.16 (Human Made Hazards) is modified to read as follows:

4.16.3

Where development is proposed on lands impacted by a contaminated site, the contaminated site will be restored as necessary prior to any activity occurring on the site associated with the proposed use such that there will be no adverse effect. Contaminated sites include lands where contaminants may be present due to previous uses.

If the site of a proposed use is known to be contaminated, the approval authority shall require the proponent to prepare a Phase 1 Environmental Site Assessment and, if recommended by the Phase 1 study, a Phase 2 Environmental Site Assessment in accordance with the Ministry of the Environment, Conservation and Parks guidelines, manuals, and O. Reg. 153/04 Brownfields Regulation, which determines the nature and extent of the contamination and the identification of a remedial plan if required.

4.16.4

Prior to development occurring, the appropriate approval authority shall ensure the proper decommissioning and clean-up of contaminated sites. Applications for the development or redevelopment of a contaminated site or a potentially contaminated site shall be accompanied by a Record of Site Condition **which states the property meets the standards for the intended use, and has been acknowledged by the Ministry of Environment, Conservation and Parks** ~~acknowledged by the Ministry of Environment and~~. **If site remediation is necessary prior to filing a Record of Site Condition, a site remediation plan prepared in accordance with the Ministry of Environments, Conservation**

and Park's guidelines **shall accompany the application**, and the approval authority shall require that such remediation occurs through the planning process, such as through the imposition of conditions of land division approval. Where development is proposed adjacent to a rail line, Council shall ensure that it does not impede the continued viability of the rail line. Potential locations for grade separated crossings may be identified and, as a condition of development approval, Council may require a rail crossing to be funded entirely by the developer.

12. Section 4.18 (Mobile Homes) is modified to read as follows:

4.18.1

Mobile homes are permitted dwellings in the Rural and ~~Class III~~ Agricultural **Area** designation **with Class III soil**, where the units are double wide units located on a permanent foundation in accordance with the Ontario Building Code.

13. Section 4.27 (Wetlands) is modified to read as follows:

4.27.1

This Plan strives to protect wetlands whether Provincially significant or locally significant. Wetlands shall be protected and maintained in a natural state. **No development shall occur in provincially significant wetlands.** Wetland re-establishment at the expense of those responsible for the loss of wetland will be encouraged if loss or degradation occurs.

4.27.3

An Environmental Impact Statement shall be required where development or site alteration is proposed within 120 metres of any Provincially Significant Wetland or within 30.0 metres of any other wetland, as identified on Schedule 'B1'. Development and site alteration adjacent to wetlands shall only be permitted if it can be demonstrated that it will not result in a negative impact on the wetland **or its ecological functions.**

14. A new section following Section 4.28 is added as follows:

4.29 Endangered and Threatened Species

Development and site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements

15. Section 5.0 (Land Use Designations) is modified to read as follows:

Several land use designations have been established to achieve the objectives of this Plan. All development within the Municipality will occur in accordance with these land use policies. Schedule 'A' identifies the land use designations and should be read in conjunction with Schedules 'B', 'C', 'D', & 'E' **and 'F'**.

16. Section 5.7 (Home Based Business) is modified to read as follows:

Small-scale home-based businesses will be permitted in the Residential **and Agricultural** Areas but will be limited in size to avoid conflicts with adjacent land uses. The Zoning By-law will specify standards for home-based businesses.

17. Section 5.6 (Business Park) is modified to read as follows:

5.6.1 Permitted Use

Permitted uses in the Business Park Area include building contractor's yards, lumber yards, auto repair shops, transport terminals, processing, and fabrication plants. Small-scale retail uses shall be permitted to provide retail outlets for goods produced on-site. Commercial uses in the Business Park Area may also include restaurants and service-related commercial uses and large-scale commercial uses that rely on tourist traffic and highway access or provide goods and services to the travelling public and population at a regional scale. Existing residential uses are permitted to continue within the Business Park Area and new residential uses are generally not encouraged.

Proponents of industrial development shall be required to provide supporting technical studies, to assist in the evaluation of proposed developments and where applicable to determine influence areas, address potential impacts and identify appropriate separation distances and other mitigation measures.

Hydrogeological studies shall be required for proposed industrial developments involving storage and disposal of containment to the ground, to determine the subsurface conditions and if necessary implement an appropriate remediation and monitoring program.

18. Section 5.7 (Agricultural Area) is modified to read as follows:

~~The Agricultural Land designation includes lands that are identified as Class 1-3 under the Canada Land Inventory as well as lands that are currently used for agricultural purposes. The Municipality contains primarily Class 3 soils which have moderately severe limitations but are fair to moderately high in productivity for a wide range of common crops and is a foundational element to local agricultural systems.~~

The Agricultural Area designation includes farmlands within the Municipality that are not designated as Prime Agricultural Areas. Agricultural areas are shown on Schedule A – Land Use Designations

5.7.1 Permitted Uses

Permitted uses in the Agricultural Area include: agricultural uses, agriculture-related uses, and on-farm diversified uses **and home based industries**. Proposed agriculture-related uses, and on-farm diversified **uses and home based industries** shall be **secondary to agricultural use and be** compatible with, and shall not hinder, surrounding agricultural ~~use its~~ operations.

In agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

New land uses in agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with **Section 4.3.2 of this Plan in relation to the** minimum distance separation (MDS) formulae.

5.7.2 Development within Agricultural Areas

When considering development proposals in the vicinity of agricultural uses, the Minimum Distance Separation formulae as developed by the Province will be used. The Zoning By-law will implement the Minimum Distance Separation requirements.

Non-agricultural development of Agricultural lands shall only occur where the following criteria have been satisfied through the submission of an Agricultural Impact Assessment, submitted by a qualified consultant:

- i) The lands do not contain farm buildings that are in good condition;
- ii) New dwellings and non-agricultural development comply with **Section 4.3.2 of this Plan in relation to** the Minimum Distance Separation (MDS) Formulae;
- iii) The development will not adversely affect neighbouring farming operations; and
- iv) The least productive portion of the lands are proposed for development.

5.7.3 Servicing

When new residential lots are permitted, they will be of a size which is appropriate to sustain private sewage and water systems which will have no **negative** on- or off-site impacts. To determine the appropriate size for development lots, hydrogeological investigations may be necessary to demonstrate the appropriateness of the development proposal. Outside of existing residential clusters, hydrogeological investigations will be required for new lots which are proposed to be smaller than 1 hectare. Hydrogeological investigations will be carried out by qualified professionals and may be subject to peer review as determined by the approval authority, with any additional costs borne by the developer.

5.7.4 New-Lots Creation

1. New lot creation in Agricultural Areas where the soils are identified as Class 1, 2 or 3, is generally discouraged, unless the severed and retained parcels are large enough to support agricultural uses or, where smaller lots are proposed, it shall be demonstrated that agricultural uses are not feasible on the proposed severed portion, due to topography or soil conditions.

~~4-2.~~ New lots developed for residential purposes **development** will be limited as follows:

- a) A principal dwelling associated with an agricultural operation may be permitted in agricultural areas;
- b) Subordinate to the principal dwelling, up to two additional residential units may be permitted in agricultural areas, provided that one unit is located within or attached to the principal dwelling, and any additional residential units:
 - Are of limited scale and in close proximity to the principal dwelling or within a cluster of farm buildings;
 - Comply with the Minimum Distance Separation formulae;

- Is compatible with, and would not hinder, surrounding agricultural operations;
- Have appropriate sewage and water services.
- Address any public health and safety concerns; and
- Minimize land taken out of agricultural production.

5.7.5 Non-Agricultural Uses in Agricultural Areas

1. Council may ~~only permit non-agricultural~~ **the following** uses in agricultural areas for:

- a) Extraction of minerals, petroleum resources and mineral aggregate resources; or
- b) Limited non-residential uses, provided that all of the following are demonstrated:

i. The primary use of the property shall be agricultural.

~~4ii.~~ The proposed use complies with the minimum distance separation formulae;

~~1.~~ ~~Alternative locations have been evaluated, and;~~

~~i. There are no reasonable alternative locations which avoid agricultural areas;~~
and

~~ii. There are no reasonable alternative locations in lower productive value agricultural lands.~~

iii. The use does not impair neighbouring agricultural operation.

iv. The use can be supported with adequate on-site services.

~~2. Impacts from any new or expanding non-agricultural uses on surrounding agricultural lands and operations are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.~~

19. A new Section 5.8 (Prime Agricultural Area) is added as follows:

The Prime Agricultural Area designation includes areas where prime agricultural lands are predominant and include Class 1-3 under the Canada Land Inventory as well as lands that are currently used for agricultural purposes within the designation. The Municipality contains primarily Class 3 soils which have moderately severe limitations but are fair to moderately high in productivity for a wide range of common crops and is a foundational element to local agricultural systems. Prime agricultural areas are shown on Schedule A – Land Use Designations.

5.8.1 Permitted Uses

In prime agricultural areas, permitted uses and activities are agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

A principal dwelling associated with an agricultural operation will be permitted in prime agricultural areas as an agricultural use, except where prohibited in accordance with policy 5.7.4.2.

5.8.2 Development within Prime Agricultural Areas

1. New land uses in agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with Section 4.3.2 of this Plan in relation to the Minimum Distance Separation (MDS) Formulae.

2. Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:

- a) comply with the minimum distance separation formulae;
- b) are compatible with, and would not hinder, surrounding agricultural operations;
- c) have appropriate sewage and water services;
- d) address any public health and safety concerns;
- e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
- f) minimize land taken out of agricultural production.

3. For greater certainty, the two additional residential units that are permitted on a lot in a prime agricultural area are in addition to farm worker housing permitted as an agricultural use.

5.8.3 Servicing

When new residential lots are permitted, they will be of a size which is appropriate to sustain private sewage and water systems which will have no negative on- or off-site impacts. To determine the appropriate size for development lots, hydrogeological investigations may be necessary to demonstrate the appropriateness of the development proposal. Outside of existing residential clusters, hydrogeological investigations will be required for new lots which are proposed to be smaller than 1.0 hectare. Hydrogeological investigations shall be carried out by qualified professionals and may be subject to peer review as determined by the approval authority, with any additional costs borne by the developer.

5.8.4 Lot Creation and Lot Adjustments

1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations; agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.

2. The creation of new residential lots in prime agricultural areas is not permitted, except where an existing dwelling that is surplus to an agricultural operation is severed from the agricultural parcel, provided that:

- a) the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
- b) any new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance.

3. Lot creation in prime agricultural areas may be permitted for infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

4. Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

5.8.5 Non-Agricultural Uses in Prime Agricultural Areas

1. Council may only permit non-agricultural uses in prime agricultural areas for:

- a) Extraction of minerals, petroleum resources and mineral aggregate resources; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
 - 1. the land does not comprise a specialty crop area;
 - 2. the proposed use complies with the minimum distance separation formulae;
 - 3. there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and
 - 4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
 - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

2. Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

20. Section 7.2 (Provincial Highways) is modified to read as follows:

7.2.1

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access onto a provincial highway will be restricted and future development should be encouraged to utilize local roads and service roads wherever possible.

7.2.2

~~New land uses and access onto any Provincial Highway will require approval from the Ministry of Transportation and will be subject to the Ministry's geometric standards and minimum spacing requirements for entry permits.~~

MTO limits one highway entrance for each lot of a record. Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that new developments do not have frontage on a provincial highway and gain access from a new or existing municipal local road that meets MTO access management practices and principles. This is to support land use for future highway improvements.

21. Section 7.6 (Utility Corridors) is modified to read as follows:

- 7.6.1 All development in the Municipality shall recognize the importance of the high-pressure natural gas pipelines and hydro transmission lines identified on Schedule 'A', 'D' and 'E' of this Plan. ~~Any development within 200 metres of a utility corridor may affect the safety and integrity of the line. The Municipality shall require early consultation with TransCanada Pipelines limited (TCPL) for any development proposed within 200 metres of a gas pipeline.~~ **its facilities.**

- 7.6.2 ~~A setback of 10 metres shall be maintained from the limits of the utility right-of-way for all permanent structures and excavations. In the case of a natural gas pipeline, a reduction in the 10 metre setback will only be considered if it can be demonstrated to the satisfaction of the pipeline corporation, that it will not compromise the safety and~~

~~integrity of the pipeline and if all necessary municipal approvals are obtained.~~ **New development in proximity to a TCPL pipeline right-of-way shall incorporate appropriate setbacks in accordance with TCPL's development standards and the Municipality's Zoning By-law.**

- 7.6.3 ~~Activities on or within 30 metres of the TransCanada pipeline such as excavation, blasting and any movement of heavy equipment requires approval from the National Energy Board.~~ **TCPL is regulated by the Canada Energy Regulator, which has a number of requirements regulating development in proximity to the pipelines, including approval for activities within 30 metres of the pipeline centreline.**

- 7.6.4 Within the Urban Service Area and the Trout Creek Settlement Area, the Municipality will encourage the development of TransCanada's ~~TCPL's~~ right-of-way for passive parkland or open space purposes subject to TransCanada's ~~TCPL's~~ easement rights.

22. Section 8.1 (Severances) is modified to read as follows:

8.1

Applications for land division through the consent process shall only be considered if the proposal is minor in nature, does not result in the unnecessary expansion of the present level of municipal services and follows the Objectives and General Development policies of this Plan.

To ensure that new lots can accommodate proper means of sewage disposal and potable water, new lots created by consent that will be serviced by individual water and septic shall have a minimum lot area of 1.0 hectare, unless a hydrogeological evaluation or other acceptable technical study supports a smaller lot area.

23. Section 8.3 (Parkland Dedication) is modified to read as follows:

8.3.3

Where the Municipality takes cash in lieu of parkland, the Municipality shall base the amount of cash taken on 5 per cent of the value of the land immediately prior to draft plan approval.

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.

24. Section 9.0 (Community Improvement) is modified to read as follows:

9.3 Community Improvement projects

- iv) Enhance and promote community character and local heritage:
 - a) Encourage redevelopment or adaptive reuse of **protected heritage properties** ~~older buildings~~ in a manner that contributes to the community character.
 - b) Support the revitalization of **protected heritage properties** ~~historical~~

- buildings and sites.
- c) Identify and promote Powassan's identity and unique community offerings.

25. Section 10.4 (Site Plan Control) is modified to read as follows:

10.4.1

~~The Municipality may utilize Site Plan Control to ensure that Plans of Subdivision, commercial, institutional and industrial development in the Municipality are attractive and compatible with adjacent uses and the environment.~~ Site Plan Control may be applied to all **residential and** commercial, mineral resource and industrial development in the Municipality that fall under the definition of development in Section 41 of the Planning Act and O reg 254/23. The entire Municipality shall be designated as a Site Plan Control Area and the By-law will include applicable exceptions to specified development.

10.4.3

~~Council may~~ **shall** delegate Site Plan Approval to municipal staff in order to ensure that the process does not create undue delay or additional costs in the development process.

26. Schedule A – Land Use Designations dated September 16, 2025 is deleted and replaced with the attached schedule (Appendix 1) dated June 2026 to reflect the following:

- Addition of "Prime Agricultural Designation" and associated parcels
- Addition of Highway Commercial parcel at the north end of the municipality.

27. Schedule B1- Environmental Features dated September 16, 2025 is deleted and replaced with the attached schedule (Appendix 2) dated June 2026 to reflect the following:

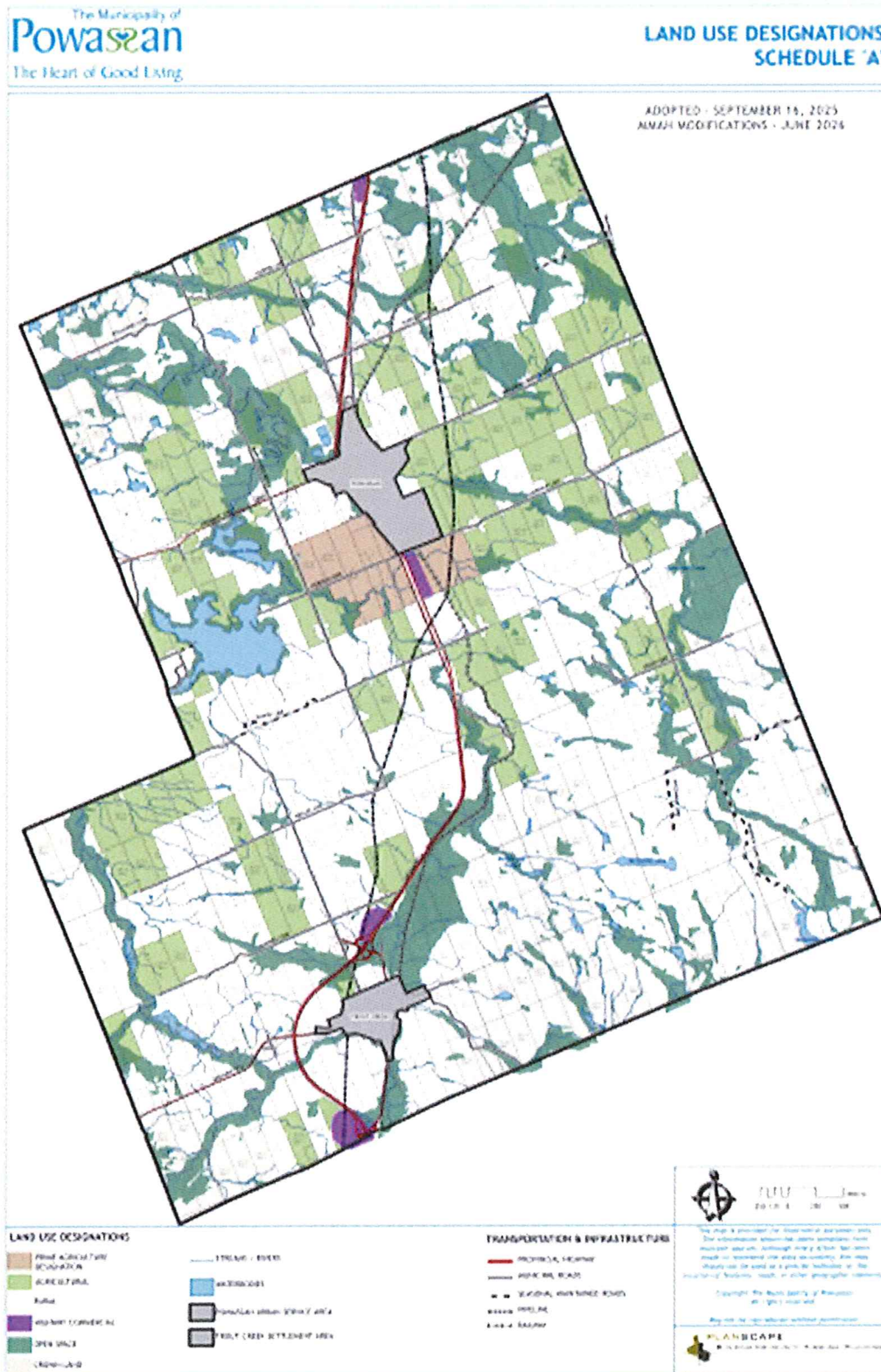
- Evaluated non-significant wetlands, significant wildlife habitat, and to replace legend terms "Fish Spawning – Municipal" and "Fish Spawning- Provincial" with "Fish Habitat"

Dated at Toronto this 29 day of July, 2026.



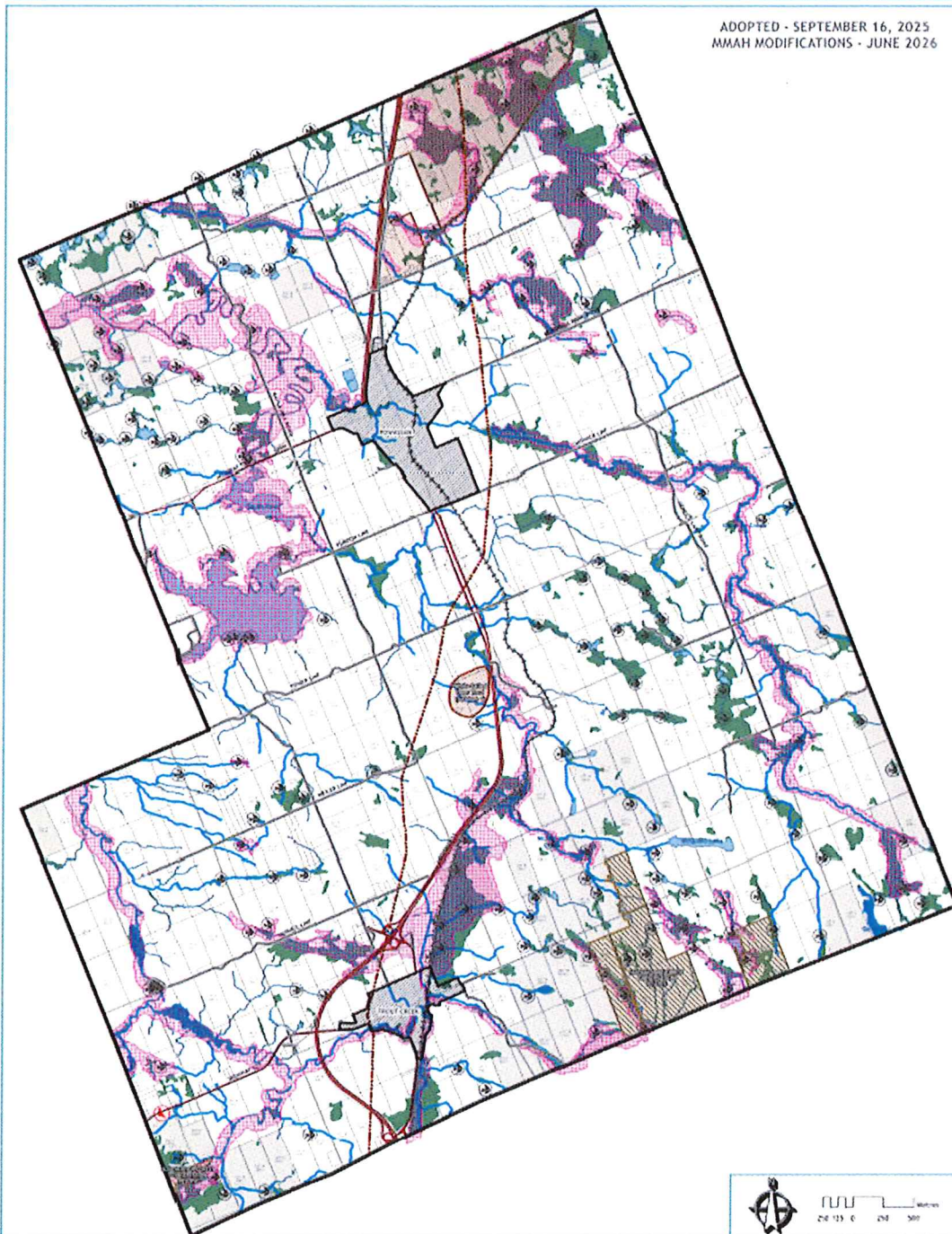
Sean Fraser
Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

Appendix 1- Revised Schedule “A” for the purposes of Modification #27



Appendix 2- Revised Schedule B1 for the purposes of Modification # 28

ADOPTED - SEPTEMBER 16, 2025
MMAH MODIFICATIONS - JUNE 2026



20 125 0 250 500
Metres

This map is provided for illustrative purposes only.
The information shown has been compiled from
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