

DECISION

With respect to the County of Renfrew Official Plan Subsection 17(34) of the Planning Act

Whereas OPA 25 was adopted by the County of Renfrew on April 25, 2018 and forwarded to the Minister of Municipal Affairs and Housing for a decision under subsection 17(34) of the Planning Act;

And whereas a partial decision on OPA 25 by the Minister of Municipal Affairs and Housing was made on March 22nd, 2019;

Now, therefore, pursuant to subsection 17 (34) of the Planning Act, the Minister of Municipal Affairs and Housing makes the following final decision;

The repeal of the parts of the Official Plan of the County of Renfrew in respect of which no decision was made on March 22nd, 2019 is hereby approved.

The adoption of the new parts of the Official Plan of the County of Renfrew in respect of which no decision was made on March 22, 2019 is hereby approved, subject to the following modifications:

PART 1 – POLICY MODIFICATIONS

1. **Section 1.3 – Purpose and Objective of the Plan** is hereby modified by:
 - a. Deleting the last three sentences in policy 1.3 (8) and replacing them with the following:

“Appendix “A” to this Plan, which forms part of this Plan, identifies population projections for all lower-tier municipalities. These figures shall also function as allocations for the purposes of growth management. The land and unit supply maintained by the lower-tier municipality shall be based on and reflect this allocation. In the future, these figures may be revisited and adjusted based on changes to local circumstances and informed by provincial guidelines. Any proposed change to these figures will require an amendment to this Plan”.
 - b. Inserting into policy 1.3(9) the following additional sentence:

“This may be demonstrated through asset management planning.”
 - c. Inserting the following new policy 1.3(11):

“(11) In the future, the County may undertake an enhanced regional role concerning matters which cross municipal boundaries and are considered to be of a County wide and/or Provincial interest. This may include conducting County wide studies on cross-jurisdictional issues and enhanced policy direction on matters such as employment planning, growth management and economic development.”

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2. Section 1.5 –Scope and Structure is hereby modified by:

- a. Deleting the second and third sentences of policy 1.5 (1) and replacing them with:

“The Urban Communities, as well as the Township of Laurentian Valley have local Official Plans which provide more detailed land-use planning policies for those municipalities. The policies of this Plan as well as the policies of local Official Plans shall apply.”

- b. Deleting the tenth paragraph of policy 1.5(4) and replacing it with:

“Section 15 of this Plan contains policies specific to the Township of Laurentian Valley and its local Official Plan.”

- c. Inserting into policy 1.5(4) the word ***“allocations”*** following the word ***“Growth”***.

3. Section 1.6 –Local Planning is hereby modified by:

- a. Deleting the second sentence of the last paragraph and replacing it with:

“Section 3 of this Plan – Urban Community contains policies specific to the Urban Communities and their local Official Plans”.

- b. Deleting the final sentence of the last paragraph and replacing it with:

“Section 15 of this Plan contains policies specific to the Township of Laurentian Valley and its local Official Plan”.

4. Section 2.2 – Policies is hereby modified by:

- a. Inserting a new subsection (c) in policy 2.2(6)(1) which shall read:

“(c) The Algonquins of Ontario shall be notified, through the Algonquins of Ontario Consultation Office, if any artifacts of aboriginal interest or human remains are encountered during development.”

- b. Deleting the words “Council may participate in the conservation of” in policy 2.2(6)(2d) and replacing it with ***“Council shall conserve”***.

- c. Inserting the following new subsections (3) and (4) into policy 2.2 (6) and for all subsequent sections to be renumbered accordingly:

“(3) Algonquins of Ontario Engagement

The County shall engage with the Algonquins of Ontario on matters of archaeological or cultural heritage interest and the opportunity for input on any Municipal Heritage Advisory Committee; as well as the opportunity to review any Archaeological Reports that indicate areas of Algonquin historical interest or potential for encountering aboriginal artifacts prior to its submission to the Ministry of Tourism, Culture and Sport.

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(4) Indigenous Engagement

In partnership with Indigenous communities the County may develop a protocol and collaborative process for identifying, evaluating and protecting properties, cultural heritage landscapes, and archaeological resources that are of interest to Indigenous communities.”

- d. Inserting the words “***the preparation of a conservation plan or...***” after the words “*Council will require*” in policy 2.2(6) (2)(f).
- e. Deleting the words “*(plans of subdivision or the creation of more than 3 lots through the consent process)*” in policy 2.2(6)(3)(a).
- f. Inserting the following new paragraphs following the first sentence in subsection (a) of policy 2.2(8):

“Proposed development within known Habitat of Endangered and Threatened Species shall be supported by an evaluation in accordance with Section 2.2 (23)- Environmental Impact Study.

Information gaps pertaining to species at risk exist on private land, and it is important to understand that the absence of an occurrence does not indicate the absence of a species. Council shall be satisfied that sufficient analysis has been undertaken to identify species at risk and their habitat within an area prior to undertaking any development and/or site alteration, and to ensure that any work and/or activity will not contravene the Endangered Species Act.”

- g. Deleting subsection (c) of policy 2.2(8) and replacing it with the following:

“(c)Significant Wildlife Habitat

Significant Wildlife Habitat (SWH) includes seasonal concentration areas, rare vegetation communities, and specialized habitats for wildlife, movement corridors, and the habitat of species of conservation concern. Significant wildlife habitat will be identified on Schedule “B”- Natural Heritage Features.

Proposed development within or adjacent (within 120 metres) to significant wildlife habitat shall be supported by evaluation in accordance with Section 2.2 (23)- Environmental Impact Study, that clearly demonstrates no negative impact on the habitat.”

- h. Deleting the word “*identified*” from the third sentence of subsection (d) of policy 2.2(8).

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- i. Deleting the fifth and sixth sentences of policy 2.2 (8)(d) and replacing them with:

“If fish habitat is unknown, the proposed development and/or site alteration will be screened with the assumption that fish habitat is present. Field studies by a qualified individual in accordance with Section 2.2 (23) – Environmental Impact Study would be required to determine the presence and extent of fish habitat and thermal regime.”

- j. Deleting the words “environmental impact study” in the fourth sentence of policy 2.2(8)(e) and replacing them with the words, ***“an evaluation in accordance with Section 2.2 (23) – Environmental Impact Study”***.

- k. Deleting the fifth and sixth sentences of policy 2.2(8)(e).

- l. Deleting the last paragraph in policy 2.2(8)(f) and replacing it with:

“Development and/or site alteration shall not be permitted within or adjacent (within 120 metres) to a significant valleyland unless an evaluation is undertaken in accordance with Section 2.2 (23) - Environmental Impact Study and it is clearly demonstrated that there is no negative impact to the valleyland.”

- m. Deleting policy 2.2(8)(g) and replacing it with the following:

“ (g) Natural Heritage System

The Natural Heritage System is comprised of natural heritage features, areas and linkages intended to provide connectivity (at the regional or site level) and supports natural processes which are necessary to maintain biodiversity, natural functions, viable populations of indigenous species and ecosystems. The features identified on Schedule “B” –Natural Heritage Features, will function as a Natural Heritage System for the County and will be used to determine when an Environmental Impact Study is required for proposed development or site alteration. The County shall seek to further strengthen the system through the addition of relevant connections between the features and areas that will assist in enhancing, restoring, maintaining and protecting the overall health of the system, its features and areas.”

- n. Inserting a new subsection (a) into policy of 2.2.9(a) and renumbering the subsequent sections accordingly:

“2.2(9)(a) General

Development and site alteration shall generally be directed, in accordance with the guidance developed by the Province (as amended from time to time) to areas outside of hazardous lands and away from hazardous sites.

However, Development and site alteration is not permitted within:

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- a) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
- b) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding*

Notwithstanding the above, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems where:

the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is an institutional use or an essential emergency service or associated with the disposal, manufacture, treatment or storage of hazardous substances.”

- o. Deleting policy 2.2(9)(b) and replacing it with the following:

“(b) Karst Topography

Karst topography generally forms on limestone and dolostone plains and is marked by sink or karst holes, interspersed with abrupt ridges and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding planes that influence the flow of surface and groundwaters. Due to the nature of its formation, karst terrains are ephemeral and are controlled by past and present climatic and local weather conditions. Due to its geological nature, karst topography presents a potential hazard to human safety which must be mitigated through development controls and approvals.

Areas shown on the Schedules to this Plan as being karst topography are considered to be potential development constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to development that must be addressed prior to development occurring. Development shall generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated. In areas suspected to have Karst topography, the following shall be undertaken for any Planning Act application to assess for the presence of karst topography and to mitigate against any potential hazard:

- (i) Phase 1 - Desktop Study & Site Visit*

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A desktop evaluation and site visit, undertaken by a qualified geoscientist or geotechnical engineer with knowledge and experience in identification of karst topography, shall be undertaken to determine the potential for the presence of karst hazard. The desktop evaluation shall include but not be limited to the search and review of the following information:

- *Mapping that shows historic and present day karst, ground and bedrock topography, physiography, hydrology, Quaternary and Paleozoic bedrock geology, glacial tills, drift thickness and partial aquitards.*
- *Existing engineering, geological (including oil / gas and geotechnical well records), hydrogeologic, hydrologic, geographic, agricultural studies and land use publications;*
- *Surface water and groundwater well record data to determine the position of the water table and seasonal fluctuations, rainfall records, river discharge data, water chemistry data;*
- *Comparison of historic and recent air photos and / or satellite imagery to determine changes in the landscape that may have resulted from karstification and subsurface drainage and / or anthropogenic changes;*
- *A visit to the property to provide comparison to historic air photo and / or satellite imagery to evaluate changes in the landscape.*

If the Phase 1 evaluation determines that karst is not present, no further study of karst is required in support of a Planning Act application. Should the evaluation identify the presence of karst features and / or karst terrain characteristics, a Phase 2 evaluation will be required.

(ii) Phase 2 – Field-Based Karst Investigation

In areas where a Phase 1 evaluation has identified the presence of karst features and / or karst formation characteristics, a field-based karst evaluation shall be required, to be undertaken by a qualified geologist.

A terms-of-reference shall be completed in consultation with the appropriate approval authority and / or any relevant agencies which outlines the investigation type that will be undertaken for the subject lands. The types of field work required will be determined based on the areal extent and complexity of the proposed development relative to the risk or potential for impacts related to karst. The types of field work that may be required include, but are not limited to, the following:

- *Passive Geologic/Geomorphologic Methods – primarily for the detection and mapping of sinkholes and caves;*

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- **Soil Probing**–to determine the risk of soil subsidence;
- **Rock Drilling and Well Records**– to determine the karstic nature of the bedrock groundwater;
- **Dye-Tracer Studies**– to determine the sources, speed and direction of shallow potable water movement within bedrock.

(iii) Phase 3 – Mitigation

In areas where a Phase 2 evaluation confirms the presence of a karst hazard, a geotechnical study and land use compatibility study shall be undertaken by qualified individuals. The studies shall be required to:

- ***assess the impacts and risks to surface and groundwater contamination and/or construction restrictions due to unstable bedrock conditions;***
- ***Identify compatible land use activities for which the karst topography does not pose a hazard, including identifying incompatible industrial and waste management uses that may contaminate the groundwater and alter the water table;***
- ***Establish any required development restrictions including limiting extensive blasting, intensive construction that would create excessive weight, and the alteration of drainage that could compromise underlying caves or buried sinkholes;***
- ***Establish, where necessary, a karst feature buffer to restrict development around a specific hazard;***

Site plan control and/or zoning by-law restrictions may be utilized to implement the recommended mitigation measures. Council will not support development where adverse impact due to karst cannot be mitigated.

(iv) The County or local municipality shall utilize the karst investigations, and other studies submitted as part of a complete application to inform a recommendation on a Planning Act application. The County or local municipality may seek a peer review of karst investigations to ensure it is satisfied with the information provided.

(v) Section 2.2(9)(b) shall not apply to the severed or retained parcels of a consent application where there is an existing dwelling and on which no additional development is proposed. Should additional development be proposed, the policies of this section shall apply.

(vi) Council may pass a Zoning By-law Amendment with the effect of prohibiting development in potential karst constraint areas as an

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alternative to the requirements of this section or in the absence of more detailed information.”

- p. Deleting policy 2.2 (9) (c) and replacing it with the following:

“Wildland Fire

The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ministry of Natural Resources and Forestry, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the Ministry of Natural Resources and Forestry.”

Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Map 1 to this Plan. If development is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

Wildland fire mitigation measures shall not be permitted in provincially significant wetlands and significant coastal wetlands.

Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

In order to implement any mitigation measures that may be required, site plan control may be used.”

- q. Inserting the following after the first sentence in the second paragraph of policy 2.2(11)(b):

“The scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot.”

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- r. Inserting the following new 2.2(11)(b) i.:

“(i) Protection of the Natural Shoreline Buffer in the Muskrat, Indian, Westmeath Watershed

Considering the current state of impairment to the water quality of the Muskrat Lake watershed and the extent of impacts from anthropogenic and agricultural activities; the following protective policies will apply to all surface water features including permanently flowing municipal drains of the Muskrat Lake Watershed outside of the municipality of Whitewater Region (see County of Renfrew Official Plan Schedule B – Map 4 Natural Heritage Features) and will work to compliment those similar policies in section 16 of this plan.

(1) Shoreline frontage which is at least 20 metres (66 feet) in depth from the normal high or controlled high water mark should be retained or restored as a natural vegetative buffer, in order to:

(a) Protect the riparian and littoral zones and associated habitat.

(b) Prevent erosion, siltation and nutrient migration.

(c) Maintain shoreline character and appearance.

(d) Minimize the visual impact of development.

(2) Within the natural vegetative buffer, meandering pathways or access points to the shoreline that are constructed of permeable material, pruning of trees for viewing purposes, or the removal of trees for safety reasons may be permitted.”

- s. Inserting the following new bullet after the bullet ending with the words “habitable room” in the second paragraph of policy 2.2(11)(e):

“• No structure will be permitted the provision of water or sewage services (grey or blackwater)”

- t. Inserting the following new subsection i) into policy 2.2(11):

“(i) Temporary Uses and Structures adjacent to Inland Lakes

Temporary uses such as the seasonal use of recreational vehicles on lots adjacent to inland lakes can negatively impact lake water quality and pose a risk to public health and safety. Local municipalities are encouraged to develop measures to address temporary uses and structures (such as recreational vehicles) on lots adjacent to lakes, with the objective of protecting, improving, or restoring the quality of lake water, and protecting human health.”

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- u. Deleting policies 2.2(12)(h) and (i) and replacing them with the following:

“(h) Approval of new lots shall include sufficient off-site reserve sewage system capacity for treatment of hauled sewage (septage).

(i) Lot creation will only be permitted if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.”

- v. Deleting the first two paragraphs and associated bullets of policy 2.2(23) and replacing them with the following:

“An Environmental Impact Study (EIS) is intended to provide for an assessment of the potential impacts of a proposed development or site alteration on or adjacent to the natural features and/or ecological functions for which an area has been identified. Identifying these impacts does not necessarily result in rejection of the proposal, provided that the natural heritage features and ecological functions identified will not be negatively impacted by the proposed development. The Natural Heritage Reference Manual provides guidance that may be used to help assess impacts.

The scale and scope of the EIS is dependent on the scale and scope of the proposal, its relationship to adjacent land uses, the type of planning approval required, and will generally be determined by the approval authority. Scoping will be conducted on a case-by-case basis, and will identify the appropriate study requirements to address the proposed development.

Where the policies in this Plan provide for the preparation of an EIS, it is understood that the EIS may be waived dependent on site characteristics of the development proposal, or where the potential impact of development is reduced or is non-existent.

The preparation of an EIS may potentially be waived when it can be demonstrated that:

a) For purposes of the proposed development or site alteration, previous studies conducted in the area are deemed sufficient to provide the necessary technical information to assess potential impacts of the proposed development; or

b) A proposed development or site alteration is minor in nature and the assessed impacts to features and functions are easily avoidable.

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(i.e. are short in duration, small in scale and most impacts can readily be mitigated through site layout, site design, timing of work, etc); or

c) the approval authority is satisfied the proposed development or site alteration will have no negative impacts on the values and/or ecological functions that have been identified.

The value and/or sensitivity of natural heritage features needs to be well understood and documented in order to determine that there are no potential negative impacts that warrant a more complete review and EIS.

The EIS will assess impacts that are anticipated from a proposed development application on natural heritage features, functions, and adjacent lands, including but not limited to:

- Fish and aquatic habitat***
- Significant Wetlands***
- Significant Woodlands***
- Significant Valleylands***
- Significant Wildlife habitat***
- Areas of Natural and Scientific Interest (ANSI's)***
- Other Environmentally Significant Areas (ESA's)***

Sometimes important water features such as sensitive water features, groundwater recharge/discharge areas, well head protection areas and intake zones are also considered through an EIS.

An EIS must be prepared by an individual(s) with appropriate qualifications and experience in the relevant environmental field of study. Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or quantifiable expertise in the relevant field of study. (For example a forester would evaluate a woodland, a biologist would evaluate significant wildlife habitat).

The following are intended to provide guidelines for the preparation of an EIS:

- (a) a description (including a map) of the study area;***
- (b) a description (including a map) of the development proposal;***
- (c) methodology;***
- (d) existing environmental conditions***
- (e) an identification of the features and functions likely to be effected by the development proposal;***
- (f) an assessment of the potential impacts of the proposed development on key features and functions***
- (g) an identification of mitigation requirements and monitoring requirements;***
- (h) the quantification of residual impacts (those that cannot be mitigated) if any;***

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- (i) *a summary of all recommendations and conditions to implement mitigative measures; and*
- (j) *a conclusion statement identifying how the proposal will avoid negative impacts and/or if negative impacts cannot be avoided, what mitigation and/or avoidance measures will be put in place to reduce negative impacts on natural heritage features*

The EIS should include an independent professional opinion as to whether or not the net impacts of the development and/or site alteration after mitigation are negative, and whether the development proposal is consistent with the intent of the Provincial Policy Statement and the policies in this Plan.”

- w. Inserting the following new policy 2.2(38) which shall read:

“(38) Energy Conservation, Air Quality, and Climate Change

It is acknowledged that policies throughout this Plan encourage energy conservation, a reduction of greenhouse emissions and address the effects of a changing climate, through promoting compact built form, site design and policies directing development away from hazards. The County shall prepare for the impacts of climate change by evaluating and preparing for the impacts to water resources at the watershed level, the effective management of stormwater and in decisions regarding infrastructure and public service facilities.

5. **Section 3.1 –Introduction** is hereby modified by:

- a. Deleting the word “*apply*” in the last sentence of the second paragraph and replacing it with “*will also apply in addition to the applicable policies of this Plan*”.
- b. Inserting the following additional sentence at the end of the second paragraph:

“The policies of the Urban Communities Official Plans shall address both local and Provincial interests as outlined in the Provincial Policy Statement (PPS) and associated guidance documents.”

6. **Section 3.3 –Policies** is hereby modified by:

- a. Deleting in the first bullet of policy 2, “*approximately*”.
- b. Inserting into policy 3.3(2) after the words “*approximately 10%*” the following, “
- c. Inserting into policy 3.3(2) the following new sentences at the end of the first bullet,

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- ***“Second units shall be authorized in single detached, semi-detached and row houses and in ancillary structures, in accordance with Section 16(3) of the Planning Act. The land and unit supply maintained by the Town shall be based on and reflect the population projections and allocations contained in Appendix A of this Plan.”***

- d. Inserting the following additional sentences at the end of the third bullet of policy 3.3(2):

“The identification of employment areas is encouraged in the local Official Plans. The identification of employment areas helps to ensure these areas are protected for current and future employment uses and the necessary infrastructure is provided. Efforts shall be made to identify and protect employment areas in proximity to major goods movement facilities and corridors.”

- e. Inserting the following additional sentence at the end of the fourth bullet of policy 3.3(2):

“The colocation of public service facilities and services in community hubs shall be encouraged to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.”

- f. Deleting the words “hazard lands” in the fifth bullet of policy 3.3(2) and inserting the following words at the end of the bullet:

“This shall include the identification and protection of all natural heritage features and areas including but not limited to significant wetlands, significant wildlife habitat, significant coastal wetlands, significant areas natural and scientific interest and fish habitat. Corresponding policies shall also be developed for all natural heritage features and areas to ensure their protection for the long-term.”

- g. Deleting from the first bulleted list of policy 3.3(3) the bullets “Heritage Resources” and “Municipal Services and planned Infrastructure” and inserting the following new bullets into policy 3.3(3) after the first bullet of the first bulleted list:

- ***Water resources, including policies that protect, improve or restore the quality and quantity of water in the Town.***
- ***Growth management, including policies that focus growth to settlement areas.***
- ***Housing and affordable housing, including requiring a range of housing types and densities to meet projected market-based needs and establishing a target for housing that is affordable to low and moderate***

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income households and which aligns with applicable housing and homelessness plans.

- *Energy conservation, air quality and the impacts of a changing climate, including policies that evaluate and prepare for the impacts to water resources at the watershed level, the effective management of stormwater, the provision of infrastructure and public service facilities and natural hazards.*
- *Cultural heritage resource conservation, including policies to conserve significant built heritage, significant cultural heritage landscapes and significant archaeological resources.*
- *Mineral aggregate resources and minerals and petroleum resources including the identification and protection of mineral aggregate operations, mineral mining operations and known deposits of mineral aggregate resources and minerals and petroleum resources. Corresponding policies shall also be developed to ensure the long-term protection of those resources.”*
- *Municipal services and infrastructure and site servicing, including policies that outline the hierarchy of services established in the Provincial Policy Statement (PPS) and clearly outline the conditions and requirements, where each servicing option may be permitted.*
- *Hazard lands, including the identification of known hazardous lands and sites. Associated policies shall be developed to ensure development is appropriately directed away from hazards. This shall include policies concerning flooding hazards, karst topography, unstable soils and other potential hazardous areas.*
- *Human-made hazard sites, including the identification of known mine hazard sites. Associated policies shall be developed to ensure development is appropriately directed away from these sites.”*

- h. Inserting the following words at the end of the bullet of policy 3.3(3) that begins with “*Transportation Infrastructure*”:

“....including policies which address the Ministry of Transportation’s (MTO) interests regarding development in proximity to a Provincial highway.”

- i. Deleting the words “*have regard to*” in policy 3.3(4) and replacing them with “*be updated to conform with*”.
- j. Deleting the first and second sentences in policy 3.3(5) and replacing them with:

“For boundary adjustments to an existing settlement area within an Urban Community, amendments to the local Official Plan will be required. An amendment to the County OP may also be required.

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The County may allow the expansion of a settlement area boundary only at the time of a comprehensive review in accordance with the Provincial Policy Statement definition of a comprehensive review.”

- k. Deleting the fourth sentence of policy 3.3(5) and replacing it with:

“An expansion to a settlement area shall not be permitted unless it is clearly demonstrated through a comprehensive review that:”

- l. Deleting the words “for growth” and replacing it with “to accommodate growth and satisfy market demand” in policy 3.3(5)(1).
- m. Inserting the words “alternative locations have been evaluated and” after the words “In prime agricultural areas” in policy 3.3(5)(3).
- n. Inserting the following new policy 3.3(6):

“(6) Settlement area boundaries shall be clearly delineated in the lower-tier Official Plan.”

7. **Section 4.4 –Special Policy Exceptions** is hereby modified by:

- a. Inserting the following new criteria (iv) into policy 4.4(5)(b):

“(iv) A comprehensive review has been undertaken in accordance with Section 4 (14) of this Plan.”

8. **Section 5.4 –Special Policy Exceptions** is hereby modified by:

- a. Inserting into policy 5.4(A)(5) the following new subsection (f):

“(f) In the event that the resort considers the establishment of units that serve as individuals’ principle residences then the municipality has some responsibilities and obligations regarding drinking water servicing (Safe Drinking Water Act) and sewage servicing (MECP Guideline D-5 Planning for Sewage and Water Services). Policies highlighting the need for a Municipal Responsibility Agreement for the establishment of communal services in the event of the establishment of units that serve as a principle residence are found in Section 2.2 (12) (c)”

- b. Deleting policy 5.4(C)(2)(a) and replacing it with:

“(a) Landowners are encouraged to participate in the Managed Forest Tax Incentive Program (MFTIP), which is administered by the Ministry of Natural Resources and Forestry”

- c. Deleting the words “the Ministry of Natural Resources and Forestry” in policy 5.4(C)(2)(b) and replacing them with “***the County of Renfrew Forester***”.

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- d. Deleting the words “urges the Ministry of Natural Resources and Forestry to promote” in policy 5.4(C)(2) and replacing them with “**supports**”.

9. **Section 7.3 –Policies** is hereby modified by:

- a. Inserting a new policy 7.3(1) that states the following and renumbering subsequent policies accordingly,

“(1) All Licensed pits and quarries and designated Mineral Aggregate resources are identified on Schedule “A”. Those lands not currently located within the designations identified on Schedule “A” may be designated by an amendment to this Plan. Mineral aggregate resources as identified on Land Use Plan Schedule “B” – Map 3 shall be used as a constraint overlay in the review of planning applications in meeting the policies of Section 7 of this Plan. For greater clarity, adjacent land influence areas are not identified on Schedule B, and the policies of Section 7.3(6) shall be used in conjunction with the land-use Schedules in the review of planning applications. It is the intent of this Plan that these resources are protected by directing development away from these areas.”

- b. Inserting the following new sentence after the first sentence of the first paragraph of policy 7.3(3),

“Existing mineral aggregate operations shall be permitted without the need for official plan amendment, rezoning or development permit under the Planning Act.”

- c. Inserting the following new sentence into the end of the second paragraph of policy 7.3(3)

“Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.”

- d. Inserting the words “**and mineral aggregate resource areas identified on Schedule B – Map 3**” after the words “*Schedule A*” in both the first and second sentences of policy 7.3(4).

- e. Deleting the words “*the local zoning by-law*” and “*zoning bylaw amendment*” in policy 7.3 (4) and replacing them with “***this plan and/or the local zoning by-law***” and “***amendment to this plan and/or the local zoning by-law***” respectively.

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- f. Deleting the third sentence of the second paragraph of policy 7.3(4) and replacing it with the following two sentences,

“Proposed sensitive land uses within an aggregate reserve area as identified on Schedule B – Map 3 or in proximity to a reserve area or in proximity to the Mineral Aggregate designation (refer to influence areas in Policy 7.3(6)), may be permitted without amendment to this plan, but only where it has been demonstrated through a study that the aggregate reserve is not suitable for extraction or there will be no impacts on the ability to extract the resource in accordance with the Aggregate Resources Act. The study must be prepared by a qualified individual(s). Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or measurable expertise in the relevant field of study.”

- g. Deleting the words *“land use designations; and”* and replacing them with ***“land uses;”*** in policy 7.3 (4) (g) and inserting the following new subsection (i) immediately following (h):

“(i) issues of public health, public safety and environmental impact are addressed.”

- h. Inserting the words ***“and mineral aggregate resource areas identified on Schedule B Map 3”*** after the words *“Mineral Aggregate designations”* in the first sentence of policy 7.3(5) and deleting the word *“Typically”* in the second paragraph.
- i. Inserting the words ***“...on Schedule A or identified as a mineral resource area on Schedule B – Map 3”*** into the end of the last sentence of the second paragraph of policy 7.3(5) and adding the following new sentence at the end of the policy:

“In the absence of site-specific studies, the minimum separation distance shall be 500 m for a quarry and 300 m for a pit.”

- j. Deleting the last sentence in policy 7.3(5) and replacing it with:

“A study must be prepared by a qualified individual(s). Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or quantifiable expertise in the relevant field of study. It is also recognized that land use separations should be applied reciprocally to new sensitive land uses encroaching upon an existing extraction operation or designated mineral aggregate reserve.”

- k. Inserting a new policy (8) that states:

“(8) Mineral aggregate resources information is updated from time to time by the Province and Schedules may not contain the most current

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information. The Aggregate Resources Information Paper (ARIP) is the official provincial source of mineral aggregate resources information. The County shall ensure that updated sand and gravel and bedrock resources are identified and incorporated into the Official Plan as the information becomes available. Identification of mineral aggregate resources may be further refined through consultation with individuals qualified to determine local significance, feasibility and/or quality of aggregate deposits.”

10. **Section 8.3 –Policies** is hereby modified by deleting the word “may” in the fourth sentence of policy 8.3(12) and in the first sentence of policy 8.3(13) and replacing it with “shall”.

11. **Section 9.1 –Introduction** is hereby modified by deleting the first and second paragraphs and replacing it with the following,

“All lakes have a finite capacity to assimilate phosphorus without impairing water quality. When this capacity is reached or exceeded, water quality conditions can degrade. Water quality impacts can take the form of excessive algal and plant growth, which can appear as greener or more turbid water, and in extreme conditions result in an algal bloom. This in turn can result in depletion of dissolved oxygen and loss of cold water fish habitat. In accordance with the Ministry of the Environment, Conservation and Park’s Lakeshore Capacity Assessment Handbook, certain lakes are designated “at capacity” or “near capacity” based on their phosphorus and dissolved oxygen levels.

Recreational fishing and shoreline development is an important component of economic development in the County of Renfrew. The water quality of all lakes should be protected and managed wisely to maintain this resource for future generations. Cold-water lake trout lakes are especially important because they provide very unique physical conditions (deep cold waters, low nutrients) that support a prized top predator species – Lake Trout. Cold-water lake trout lakes are only found in a very small percentage of lakes in the province and are a preferred species among many anglers. These lakes are particularly vulnerable to the impacts of human activities and increased phosphorus inputs.

The policies of this Section are intended to protect the water quality conditions of at capacity lakes in Renfrew County, to ensure the sustainability of important fish habitat.”

12. **Section 9.3 –Policies** is hereby modified by:

a. Deleting the first paragraph of policy 9.3(1) and replacing it with the following:

“Lake capacity refers to the amount of development a lake can sustain based on phosphorus loadings and water quality goals. In accordance with the Ministry of Environment Conservation and Parks’ Lakeshore

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Capacity Assessment Handbook, lake trout lakes in the County of Renfrew have been designated as “at-capacity” or “near capacity”.

- b. Inserting the words ***“Diamond Lake, Radcliffe Township”*** into the list of subheading titled *“At Capacity Lakes”* and deleting them from the list of subheading titled *“Near Capacity Lakes”* in policy 9.3(1).
- c. Inserting the words ***“Bark Lake (Madawaska Valley Township), Carson Lake (Madawaska Valley Township), Trout Lake (Madawaska Valley Township)”*** into the list of subheading titled *“Near Capacity Lakes”* in policy 9.3(1).
- d. Deleting in subsection (a) of policy 9.3(2), *“Lot creation is not permitted”* and replacing it with ***“Development and/or site alteration including lot creation shall not be permitted”***.

13. Section 14.3 –Consent Policies is hereby modified by:

- a. Inserting the words ***“and are consistent with the servicing policies of Section 2.2(12)”*** after the words *“sewage disposal system”* in policy 14.3(4)(e).
- b. Inserting the words ***“and/or the County”*** after the words *“local Council”* in policy 14.3(5).
- c. Deleting in policy 14.3(5) (a) the words *“in consideration of the provincial servicing policies of subsection 2.2(12)”* and replacing them with ***“consistent with the servicing policies of Section 2.2(12)”***.
- d. Inserting the words ***“and is consistent with the servicing policies of Section 2.2(12)”*** after the words *“provincial standards”* in policy 14.3(5)(c).
- e. Deleting policy 14.3(10) and replacing it with the following:

“(10) The Ministry of Transportation has plans to expand highway 17 and will be protecting the designated lands as a fully controlled-access four lane freeway. No active use or construction will be permitted within the designation. Consents for parcels in proximity to a provincial highway/designation will not be granted unless MTO approval and permits are obtained.”

14. Section 14.4 –Plans of Subdivision/Condominiums is hereby modified by:

- a. Deleting the words *“historical significance”* in policy 14.4(2) and replacing them with ***“cultural heritage value”***.
- b. Inserting the words ***“heritage impact assessment,”*** following *“planning*

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justification report” in the second sentence of policy 14.4(5).

- c. Inserting the following new policies 14.4(11) and 14.4(12) and renumbering subsequent sections accordingly:

“(11) The Ministry has plans to expand highway 17 and will be protecting the designated lands as a fully controlled-access four lane freeway. No active use or construction will be permitted within the designation. Proposed plans of subdivision in the vicinity of a provincial highway/designation require MTO review, approval, and permits.”

“(12) Plans of subdivision within designated growth areas of a settlement area shall be appropriately phased to ensure that the intensification targets of this Plan are achieved prior to or concurrent with new development.”

15. **Section 15.1– Introduction** is hereby modified by deleting the last sentence of the third paragraph and replacing it with the following:

“This section contains policies to guide the Township’s local Official Plan. The policies of the Laurentian Valley Official Plan shall address both local and Provincial interests as outlined in the Provincial Policy Statement and associated guidance documents.”

16. **Section 15.3 – Local Official Plan – Township of Laurentian Valley – Policies** is hereby modified by:

- a. Inserting into policy 15.3(2) the following new sentences at the end of the first bullet:

“Second units shall be authorized in single detached, semi-detached and row houses and in ancillary structures in accordance with Section 16(3) of the Planning Act. The land and unit supply maintained by the Township shall be based on and reflect the population projections and allocations contained in Appendix A of this Plan.”

- b. Inserting the following additional sentences at the end of the third bullet of policy 15.3(2):

“The identification of employment areas is encouraged in order to ensure these areas are designated for appropriate uses and protected for current and future uses and the necessary infrastructure is provided to meet projected needs. Efforts shall be made to identify and protect employment areas in proximity to major goods movement facilities and corridors.”

- c. Inserting the following words after “*Mineral aggregate resources*” in the fourth bullet of policy 15.3(2):

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“....and minerals and petroleum resources including the identification and protection of mineral aggregate operations, mineral mining operations and known deposits of mineral aggregate resources and minerals and petroleum resources. Corresponding policies shall also be developed to ensure the long-term protection of those resources.”

- d. Inserting the following words after “Agricultural and farm-related uses” in the fifth bullet of policy 15.3(2):

“.....including the identification and protection of prime agricultural areas in accordance with the PPS definition of prime agricultural areas. Corresponding policies for prime agricultural areas shall also be developed that address lot creation, permitted uses as well as non-agricultural uses in prime agricultural.”

- e. Inserting the following additional sentence at the end of the sixth bullet of policy 15.3(2):

“The colocation of public service facilities and services in community hubs shall be encouraged to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.”

- f. Deleting the words “including hazard lands” in the seventh bullet of policy 15.3(2) and inserting the following new second and third sentences:

“This shall include the identification and protection of all natural heritage features and areas including but not limited to significant wetlands, significant wildlife habitat, significant coastal wetlands, significant areas of natural and scientific interest and fish habitat. Corresponding policies shall also be developed for all natural heritage features and areas to ensure their protection for the long-term.”

- g. Deleting from the first bulleted list of policy 15.3(3) the bullets “Heritage Resources” and “Municipal Services and planned Infrastructure” and inserting the following new bullets into policy 15.3(3) after the first bullet of the first bulleted list:

- “ . Water resources, including policies that protect, improve or restore the quality and quantity of water in the Town.***
- Growth management, including policies that focus growth to settlement areas.***
- Housing and affordable housing, including requiring a range of housing types and densities to meet projected market-based needs and establishing a target for housing that is affordable to low and moderate***

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income households and which aligns with applicable housing and homelessness plans.

- *Energy conservation, air quality and the impacts of a changing climate, including policies that evaluate and prepare for the impacts to water resources at the watershed level, the effective management of stormwater, the provision of infrastructure and public service facilities and natural hazards.*
- *Cultural heritage resource conservation, including policies to conserve significant built heritage, significant cultural heritage landscapes and significant archaeological resources.*
- *Municipal services and infrastructure and site servicing, including policies that outline the hierarchy of services established in the Provincial Policy Statement (PPS) and clearly outline the conditions and requirements, where each servicing option may be permitted.*
- *Hazard lands, including the identification of known hazardous lands and sites. Associated policies shall be developed to ensure development is appropriately directed away from hazards. This shall include policies concerning flooding hazards, karst topography, unstable soils and other potential hazardous areas.*
- *Human-made hazard sites, including the identification of known mine hazard sites. Associated policies shall be developed to ensure development is appropriately directed away from these sites.”*

- h. Inserting the following words at the end of the bullet of policy 15.3(3) that begins with “*Transportation and Infrastructure*”:

“...including policies which address the Ministry of Transportation’s (MTO) interests regarding development in proximity to a Provincial highway.”

- i. Deleting the words “*have regard to*” in policy 15.3(4) and replacing them with “***be updated to conform with***”.
- j. Inserting the following new policies 15.3(5), 15.3(6) and 15.3(7) which shall read as follows:

“(5) Schedule B- Map 5 - Laurentian Valley – Prime Agricultural Areas, shall form the basis of the Township’s future identification of Prime Agricultural Areas at the time of its next Official Plan update. Refinements to this mapping may be undertaken through a local process in accordance with the definition of Prime Agricultural Areas in the Provincial Policy Statement (PPS).

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(6) For boundary adjustments to existing settlement areas within the Township, amendments to the local Official Plan will be required. An amendment to the County OP may also be required.

The County may allow for the expansion of a settlement area-boundary only at the time of a comprehensive review in accordance with the Provincial Policy Statement definition of a comprehensive review. In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the proposal. An expansion to a settlement area shall not be permitted unless it is clearly demonstrated through a comprehensive review that:

- 1. Sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.*
- 2. The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment.*
- 3. In prime agricultural areas, alternative locations have been evaluated and:
 - a. there are no reasonable alternatives which avoid prime agricultural areas; and*
 - b. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.**
- 4. Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*
- 5. The new or expanding Urban Community is in compliance with the minimum distance separation formulae.*

In determining the most appropriate direction for expansions to the boundaries of the Urban Community or the identification of a new settlement area, the County shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection and protection of public health and safety.

(7) Settlement area boundaries shall be clearly delineated in the Township Official Plan.”

17. Section 17.2(4) –Official Plan Review and Amendments is hereby modified by inserting the words **“and the Provincial Policy Statement (PPS)”** after the words **“goals and objectives of this Plan,”**.
18. Section 17.3 - Local Official Plans is hereby modified by inserting the following new policy 17.3(3) which shall read as follows:

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“(3) Local Official Plans shall be updated to reflect applicable policy direction in this Official Plan. All land use planning decisions made under the Planning Act, shall conform to both the applicable policies of this Plan, the local Official Plan as well as be consistent with the Provincial Policy Statement (PPS).”

19. **Section 17.17(2) – Pre-consultation and Complete Application** is hereby modified by inserting the following new subsection (x) and (y):

***“(x) Visual Impact Assessment
(y) Karst analysis as per section 2.2.9(b).”***

20. **PART B: OFFICIAL PLAN SCHEDULES**

- a. **Schedule A** is hereby approved as adopted by By-law No. 49-18, subject to the modifications identified in Appendix 1 to this decision, dated December 20, 2019.
- b. **Schedule B- Map 1 – Hazards Map** is hereby approved as adopted by By-law No. 49-18. For greater clarity, the Ministry approves the County’s adoption of all areas identified as non-decision areas through the March 22nd decision with no modifications to the adopted schedules.
- c. **Schedule B – Map 3 – Mineral Aggregate and Mining Resource Map** is hereby approved as adopted by By-law No. 49-18, subject to the modifications identified in Appendix 2 to this decision, dated December 20, 2019.
- d. **Schedule B – Map 4 – Natural Heritage Features** is hereby approved as adopted by by By-law No. 49-18, subject to the modifications identified in Appendix 3 to this decision, dated December 20, 2019.
- e. **Schedule B- Map 5 - Laurentian Valley – Prime Agricultural Areas** is hereby inserted as a new Land Use Schedule, dated December 20, 2019.

Dated at Toronto this _____ 26 _____ day of _____ March _____ 2020.



Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing