

DECISION

With respect to the Official Plan for the East Nipissing Planning Area Subsection 17(34) of the Planning Act

I hereby approve the repeal of the Official Plan for the East Nipissing Planning Area and all subsequent amendments thereto, as adopted by By-laws 2021-03 (Town of Papineau-Cameron), 2021-005 (Municipality of Calvin), 2021-005 (Municipality of Mattawan) and 2021-01 (East Nipissing Planning Board) insofar as this Official Plan is in effect;

I hereby approve the Official Plan for the East Nipissing Planning Area as adopted by By-laws 2021-03 (Town of Papineau-Cameron), 2021-005 (Municipality of Calvin), 2021-005 (Municipality of Mattawan) and 2021-01 (East Nipissing Planning Board), subject to the following modifications:

1. **PAGE 16, SECTION 2.3.3 RURAL MIXED USE AREA**, is hereby modified by adding the words “**are appropriate for a rural setting and**” between the words “which” and “can be scaled” in the first paragraph.
2. **PAGE 22, SECTION 2.7 WATER, SEWAGE, STORMWATER AND WASTE MANAGEMENT SERVICES**, subsection 2 is hereby modified by deleting the words “or partial services” between the words “sewage services” and “may be permitted” in the first sentence, and by replacing the words “be limited to infilling and minor rounding out of development” with “**only be permitted where they are necessary to address failed individual on-site services in existing development**”.
3. **PAGE 29, SECTION 2.8.7 CONTAMINATED SITES**, is hereby modified by deleting the words “or institutional” between the words “commercial” and “use” and adding “, **institutional**” between the words “residential” and “or parkland”.
4. **PAGE 32, TABLE 2 – LAND USE COMPATIBILITY STANDARDS –** is hereby modified by deleting the words “used exclusively for residential purposes, and” between the words “which are” and the words “vacant lots” and replacing the words “which have” with “**with**” and by adding the words “**or on which residential uses are proposed**” after the words “2ha” in the third sentence, and by replacing the word “for” with “**to**” between “dwellings” and “an existing livestock” and by deleting the words “or on the same lot as an existing dwelling” at the end of the fourth sentence.
5. **PAGE 38, SECTION 3.2 HOUSING TYPES**, is hereby modified by deleting the words “where designed to meet unique housing needs for Indigenous, homeless and older persons, or which meet identified social housing and special needs” in the third bullet.
6. **PAGE 46, FIGURE 1 – EVALUATION PROCESS** is hereby modified by
 - a) adding the words “**and their habitat**” after “threatened species” in the second bullet in Step 1; Preliminary Ecological Site Review;

- b) adding the words “**and their habitat**” after “threatened species” in the first bullet in the Triggers subsection;
 - c) and by replacing the number “4” with the number “3” after “Creation of” in the second bullet in the Triggers subsection.
7. **PAGE 51, SECTION 4.9.4 MEASURES TO CONSERVE SHORELINE AREAS** subsection 8 is hereby modified by replacing the words “are not adversely affected” with “**are conserved**” and by deleting the second sentence in its entirety.
8. **PAGE 53, SECTION 4.9.6 LAKE CAPACITY**, is hereby modified by
- a) replacing the sentence “A lake capacity study will be required prior to approving development on lakes where water quality data indicates that the biological capacity has or may be reached” with “**If the development capacity of a lake is unknown or the lake is not at capacity but is near capacity, then modelling of the potential impact of the proposed development should be completed and submitted in order to inform decisions regarding the proposed development**”;
 - b) and by adding: “**and their permanently flowing tributary streams**” between the words “300 m of the shores of lakes” and “which have been identified”.
9. **PAGE 60, SECTION 5.3.1 PROVINCIAL HIGHWAYS**, subsection 1, is hereby modified by replacing the words “recognize the need for” with the word “**protect**”, and by deleting the word “and/or realignment”, and by replacing the words “within a 20 year time horizon prior to the construction and to ensure that the proposed transportation corridor does not”, with the word “**and**” and by adding the sentence “**The MTO permit control area for Highway 17 and the proposed Highway 17 realignment and Mattawa By-pass is generally 395 metres from any intersection, 45 metres from the right of way, and 800 metres for developments considered large traffic generators.**” at the end of the second paragraph.
10. **PAGE 60, SECTION 5.3.1 PROVINCIAL HIGHWAYS**, is hereby modified by adding an additional subsection (subsection 7) with the words “**Only those land uses that are compatible with the operation of a patrol yard will be permitted to locate in close proximity to the patrol yard located on Lot 21, Concession 15, Township of Papineau-Cameron.**”
11. **PAGE 67 SECTION 7.3 FORESTRY**, is hereby modified by deleting subsection 2 in its entirety and renumbering the remaining policy sections accordingly.
12. **PAGE 69, SECTION 6.4 MINERAL AGGREGATES**, is hereby modified by replacing the words “require agreements or other measures and mitigation for private lands affected by a mineral aggregate operation on Crown Land.” with “**provide comments to the Ministry of Natural Resources and Forestry regarding applications under the Aggregate Resources Act.**” in subsection 4.

13. **PAGE 72, SECTION 6.5.5 ARCHAEOLOGICAL RESOURCES**, is hereby modified by deleting the words “Archaeological resources will be conserved by preservation in-situ wherever possible and where preserved on site the integrity of the site will be maintained where development or site alteration is permitted. Where approved and the resources are removed, appropriate documentation shall be required” in the first paragraph, by adding the words “**and/**” between the words “archaeological site” and “or suspected” in the third sentence, by replacing the word “may” with “**shall**” in the fourth sentence and by adding the sentence “**It is the preference that archaeological resources be conserved in situ wherever possible. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved**” at the end of the paragraph.
14. **PAGE 73, SECTION 6.6.6 MARINE ARCHEOLOGICAL RESOURCES**, is hereby modified by adding the words “, **prior to approving a development proposal,**” between the words “shall” and “require”.
15. **PAGE 87, SECTION 7.17 SITE PLAN CONTROL (Section 41, Planning Act)**, is hereby modified by deleting the words “The requirements for site plan control where applied to affordable housing shall comply with Section 41 (2) (d.1) of the Planning Act.” in the final paragraph.

Dated at Toronto this 25th day of June, 2021



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