

# DECISION

## With respect to the Official Plan for the Municipality of Greenstone Subsection 17(34) of the Planning Act

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I hereby approve the repeal of the Official Plan of the Geraldton and Suburban Planning Area, and all subsequent amendments thereto, as adopted on July 19, 1977 insofar as this Official Plan is in effect.

I hereby approve the repeal of the Official Plan of the Town of Longlac, and all subsequent amendments thereto, as adopted on May 16, 1988 insofar as this Official Plan is in effect.

I hereby approve the repeal of the Official Plan of the Township of Beardmore, and all subsequent amendments thereto, insofar as this Official Plan is in effect.

I hereby approve the repeal of the Official Plan for the Township of Nakina, and all subsequent amendments thereto, insofar as this Official Plan is in effect.

I hereby approve the Official Plan for the Municipality of Greenstone as adopted by By-law No. 22-15, subject to the following modifications:

1. **PAGE 1, SECTION 1.1 The Official Plan** is hereby modified by deleting the number “2014” and replacing it with the number “2020” in the first sentence of the third paragraph.
2. **PAGE 24, SECTION 4.12.3 Agriculture** is hereby modified by:
  - a) deleting the words “(in support of a development application)” after the words “shall be applied” and replacing it with the words “**to new land uses, including the creation of lots, and new or expanding livestock facilities**”
  - b) deleting the last sentence.
3. **PAGE 26, SECTION 4.18 Shoreline Residential** is hereby modified by:
  - a) deleting the number “0.8” and replacing it with the number “**1.0**” in 4.18.3; and
  - b) deleting the numbers and words “0.4 ha [1 acre]” and replacing it with “**1 hectare**” in 4.18.11.
  - c) adding a new subsection 4.18 (12): “Undersized lots may be permitted if a hydrogeological study demonstrates that site conditions are suitable for the long term provision of such services with no negative impact”
4. **PAGE 34, SECTION 5.4 Water, Wastewater and Stormwater** is hereby modified by:
  - a) deleting subsection 5.4.4a. in its entirety.
  - b) adding the words “- **the letter is to be from the holder of an Environmental Compliance Approval (ECA) for an approved septage disposal facility.**” after the words “for hauled sewage” in policy 5.4.6 a; and
  - c) deleting the words “*Ontario Building Code*” and replacing it with “**Safe Drinking Water Act (SDWA)**” in policy 5.4.6 b.

5. **PAGE 38, SECTION 5.8.1 Transportation: Provincial Highways** is hereby modified by deleting subsection 5.8.1(i.) in its entirety (being the paragraph commencing with the words “A second entrance for a property ...”) and replacing it with the following words **“The Ministry of Transportation’s policy is one highway entrance for one lot of record. Back lot (lots without highway frontage) development cannot use another entrance for access to a provincial highway.”**
6. **PAGE 49, SECTION 8.5 Natural Heritage Features and Areas** is hereby modified by:
- a) deleting the words “and significant coastal wetlands” from subsection 8.5.1(a.);
  - b) deleting subsection 8.5.1(b.) in its entirety and replacing it with **“Significant habitat of endangered and threatened species;”**;
  - c) deleting the words “Development or site alteration may only be permitted in habitat of endangered or threatened species as may be identified from time-to-time,” from the beginning of 8.5.2, and replacing it with the words **“The presence of Species at Risk (endangered, threatened or special concern species) shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with Ministry of Environment, Conservation and Parks staff. Development and site alteration shall not be permitted in habitat of endangered or threatened species;”**; and
  - d) replacing the words “Ministry of Northern Development, Mines, Natural Resources and Forestry” with the words **“Ministry of Environment, Conservation and Parks”** in four (4) occurrences in 8.5.2.
7. **PAGE 56, SECTION 8.13.1 Flood Hazard** is hereby modified by deleting the entire second sentence, which begins with “Development shall not be permitted within a defined floodway ...”, and replacing it with:
- “Development and site alteration shall not be permitted within: (a) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach 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.”**
8. **PAGE 69, SECTION 11.7 Designation and Registry** is hereby modified by deleting the Policy in its entirety and replacing it with:
- “The Municipality may, by by-law, designate property of cultural heritage value or interest under the *Ontario Heritage Act*.**

**Designations shall include cultural heritage resources associated with Indigenous communities. A site may be recorded as part of a Cultural Heritage Registry maintained by the Clerk of the Municipality.**

**Council shall give notice identifying the site with a summary description of the Indigenous cultural importance and shall provide the public with an opportunity to submit comments to the Clerk prior to any resolution designating the site.”**

**9. PAGE 80, SECTION 12.19 Mine Hazard** is hereby modified by:

- a) deleting the words “construction (development)” in the 3<sup>rd</sup> sentence and replacing it with the word “**development**”,
- b) deleting the last sentence in its entirety and replacing it with “**It is a requirement to consult with the Ministry of Mines’ Land Use Geologist for any proposed developments within 1 km of a mine hazard, and to undertake any remediation measures as legislated under the *Mining Act.*”**

**10. SCHEDULES A, B, C, D, E,** are hereby modified by:

- a) adding Mine Hazards symbols that fall outside the municipal boundaries, but are located within 1 km of it (the municipal boundaries) as shown on the most recent Ministry of Mines “Abandoned Mines Information System” (AMIS) map;
- b) adding the areas of known mineral deposit as shown on the most recent Ministry of Mines “Ontario Mineral Inventory and Bedrock Geology” (OMI data) map; and
- c) adding the areas of significant mineral potential as shown on the most recent Ministry of Mines “Metallic Mineral Potential Estimation Tool” (MMPET data) map.

Dated at Toronto this 14th day of November, 2022



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

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