

# DECISION

With respect to the  
Town of Iroquois Falls Official Plan

Subsection 17(34) of the *Planning Act*

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I hereby approve the repeal of the Town of Iroquois Falls Official Plan and all subsequent amendments thereto, pursuant to By-law 3709/23, insofar as this official plan is in effect;

Furthermore, I hereby approve, as modified, the Town of Iroquois Falls Official Plan, as adopted by the Town of Iroquois Falls by By-law 3709/23, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. The second paragraph of section 2.5.2 *Additional Dwelling Units*, is modified so that it reads:

The Planning Act authorizes ~~the use of secondary and~~ additional residential units by permitting **on a parcel of residential land having municipal water and sewer services**: (a) the use of two residential units in a detached house, semi-detached house, or rowhouse, **if all buildings and structures ancillary to the house cumulatively contain no more than one residential unit**; **(b) the use of three residential units in a detached house, semi-detached house or rowhouse, if no building or structure ancillary to the house contains any residential units**; and **(b)(c) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse, if the house contains no more than two residential units and no other building or structure ancillary to the house contains any residential units**.

2. Policy 2.5.4 (1) *Group Homes*, is modified so that it reads:

Group homes are a residential use and shall be permitted in all land use designations which permit residential uses. They shall be encouraged, but not limited, to locate in proximity to community services and facilities that may serve residents. ~~Appropriate performance standards for group homes will be included in the Zoning By-law and~~ Council will provide input to the provincial licensing or approval authorities on any applications for group homes in the Town.

3. The first paragraph in section 3.3 *Rural*, is modified so that it reads:

Lands designated as Rural are intended to protect the natural amenities of the area and provide opportunities for rural and other agricultural and resource-based activities, limited rural residential, limited rural commercial and industrial (through rezoning), and outdoor recreation and tourism. Some rural lands within the Town are Crown Lands.

**Prior to updating the comprehensive zoning by-law to conform with this official plan, the Town will undertake a comprehensive study in consultation with OMAFRA to identify potential prime agricultural land. Should a prime agricultural area designation be warranted, the Town will undertake an Official Plan Amendment to designate the area accordingly. The Official Plan Amendment will include corresponding policies for the prime agricultural area consistent with provincial policy.**

4. Policy 3.3.3 (2) *Agricultural Uses*, is modified so that it reads:

The Town recognizes that the MDS guidelines provide options for municipalities. ~~These will be evaluated on a site-specific basis.~~ The application of MDS scenarios where flexibility exists will be established in the implementing Zoning By-law, as appropriate.

5. Policy 3.3.4 (2) *Forestry*, is modified so that it reads:

Forest management practices on Crown Lands are regulated by NDMNRF under the Crown Forestry Sustainability Act using the sustained yield principle and FMPs. ~~NDMNRF will encourage modified forest management practices on crown lands adjacent to travelled roads, highways, lakes, rivers and streams to maintain the amenities of these areas.~~

6. Policy 3.3.5 (1) *Mineral Mining*, is modified so that it reads:

It is the intention of the Town to protect, wherever possible, known mineral deposits and mineral mining operations and to ensure that the resources are utilized in accordance with ~~proper controls~~ **the Mining Act and other applicable provincial statutes and regulations. Proposed development within 1 kilometre of an Ontario Mineral Inventory (OMI) site will require consultation with the Ministry of Mines.**

7. The second paragraph of section 3.3.6 *Aggregate Extraction*, is modified so that it reads:

Aggregates such as sand, gravel, and other materials are non-renewable resources. Aggregate resource extraction should be considered an interim land use. **If appropriate rehabilitation measures ~~are used~~, shall be used to rehabilitate** sites of aggregate extraction **~~can be returned to a~~ to** subsequent productive use compatible with surrounding land uses. The Plan provides for the introduction of new pits and quarries. The potential impacts of pits and quarries on other land uses are also taken into account.

8. The third paragraph of section 3.4 *Shoreline*, is modified so that it reads:

The existing lakeshore/rural character of Shoreline areas will be recognized and maintained. Lot sizes shall generally be a minimum of ~~0.4~~ **1.0** hectares, or larger when necessary to accommodate **individual on-site** private services in accordance with MECP guidelines. **For lots that do not meet this minimum size that will rely on individual on-site services, a site-specific hydrogeological study may be required in accordance with MECP D-Series guidelines. For developments of more than five units, additional studies shall be required in accordance with MECP D-Series guidelines.**

9. Policy 3.7.4 (3) *Public Infrastructure and Utilities*, is modified so that it reads:

Corridors and rights-of-way will be protected for transportation, transit, electricity generation, and transmissions systems to meet current and projected needs. **New development proposed on adjacent lands to existing or planned transportation corridors and rights-of-way for infrastructure, should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from these facilities.**

10. Policy 4.3.1 (1) *Habitat of Endangered and Threatened Species*, is modified so that it reads:

Where there is potential habitat of endangered and/or threatened species, an ecological site assessment (ESA) will be required in support of a planning application. Development and site alteration ~~may~~ **shall not** be permitted in the

Significant Habitat of Endangered or Threatened Species **subject to the authorization except as authorized** under the *Endangered Species Act*.

11. Policy 5.1.1 (2) *Flooding Hazards*, is modified so that it reads:

Development shall not be permitted within the flood plain except for:

- a) Flood and/or erosion control structures;
- b) Shoreline stabilization;
- c) Minor additions and/or renovations to existing structures **that do not adversely affect flood flows, for uses which by their nature must locate within the flood plain;**
- d) Minor recreational facilities which, by their nature, must locate near watercourses; or
- e) Uses such as agriculture, forestry, conservation, wildlife management, and similar activities, provided that no associated buildings and structures are located on the flood plain.

12. Section 7.2 *Cross-Jurisdictional Coordination*, is modified so that it reads:

The Town **may work will coordinate** with the Province, area municipalities, Indigenous communities, and other agencies when dealing with planning matters that go beyond the boundaries of the Town.

13. Policy 7.3.3 (2) *Site Plan Control*, is modified so that it reads:

The entire municipality is designated for Site Plan Control pursuant to the *Planning Act*, and Council may specify exceptions in the Site Plan Control By-law.

Notwithstanding, Council may impose Site Plan Control on exempted properties during the development application review process where warranted.

Site plan control may be applied to the exterior design of new buildings **including the character, scale, appearance, design features, and for matters relating to sustainable design features, where appropriate council has passed a by-law referred to in section 97.1 of the Municipal Act. Architectural drawings of each individual building showing plan, elevation and cross-section views will not be required for buildings containing fewer than 25 dwelling units unless the official plan specifically designates an area or areas wherein such drawings may be required.** Site plan control may also be applied to the sustainable design elements on any public road immediately adjoining a property being developed

including trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, and bicycle parking facilities.

- 1) Where a Site Plan Control By-law is in effect, the proponent will submit for approval such plans or drawings as required by Council. The proponent may also be required to enter into an agreement with the Town to provide and maintain those facilities required on the site plan. Such agreements may be registered against the land to which it applies.
- 2) As noted in this plan, the following uses should be subject to Site Plan Control:
  - a) Mobile home parks
  - b) Wayside pits and quarries, portable asphalt plants, and portable concrete plants
  - c) Multi-residential development **of more than 10 residential units on a parcel of land; and all multi-residential development in the Mixed Use Waterfront Designation on lands within 120 metres of the shoreline**
  - d) Local commercial uses
  - e) Mixed Use Commercial Designation
  - f) Employment Designation
  - g) Rural commercial uses
  - h) Rural Industrial Designation
  - i) Outdoor recreation uses
  - j) Shoreline Designation **on lands within 120 metres of the shoreline**
  - k) Lands that have high to extreme risk for wildland fire, **except for developments of 10 residential units or less on a parcel of land outside of the Shoreline Designation**
  - l) Contaminated sites
  - m) **Land lease community homes**
  - n) **Residential and other sensitive uses within 300 metres of a railway**

14. Policy 7.4.3 (1) *Parkland Dedication*, is modified so that it reads:

The dedication represents a percentage of land area or market value of land and is calculated at 5% for residential development and 2% for commercial/industrial development. Where land in a draft plan of subdivision or condominium is used for any other purpose, the Town may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of 5% of the gross area of the land proposed for development. **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*.**

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Dated at Toronto this 8 day of February, 2024.



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