

# DECISION

With respect to the  
Township of Manitouwadge Official Plan

Subsection 17(34) of the *Planning Act*

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I hereby approve the repeal of the Township of Manitouwadge Official Plan and all subsequent amendments thereto, pursuant to By-law 2022-41, insofar as this official plan is in effect;

Furthermore, I hereby approve, as modified, the Township of Manitouwadge Official Plan, adopted by the Township of Manitouwadge by By-law 2022-41, subject to the following modifications, with **bold underline** and deletions in **~~bold strikethrough~~**:

1. The 4<sup>th</sup> paragraph of Section 5.3 *Housing and Accommodation*, is modified so that it reads:

New multi-unit residential uses shall:

- be located on full municipal services in a location which satisfies the Plan objectives; and
- be supported by any other site-specific studies to evaluate and mitigate potential adverse effects.
- **be subject to site plan control only where:**
  - **the parcel of land will contain more than 10 residential units, or**
  - **the proposed multi-unit residential development is on a parcel of land that falls within a prescribed area as listed under Ontario Regulation 254/23.**

2. The 3<sup>rd</sup> paragraph of Section 5.3.3 *Additional Units*, is modified so that it reads:

~~In fully serviced areas, due to parking limitations and zoning set-back requirements, residential units are also limited to one additional residential unit within any legally existing main residential dwelling and one additional residential unit within an ancillary structure on any Residential designated lot in the Township.~~

**The Planning Act authorizes 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**
- (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.**

3. Section 5.5 *Land Division* is hereby modified so it reads:

Where old registered plans or parts of old registered plans exist and are deficient in some way by reason of inadequate lot size, poor access, or would encourage development in undesirable locations, consideration be given to passing a by-law under the Planning Act, deeming such plans not registered.

**Should lots smaller than 1 hectare in size be proposed, regardless of method of lot creation, submission of a hydrogeological assessment may be required in accordance with MECP Guidelines. Where servicing by individual on-site sewage and water services are contemplated, it must be demonstrated that site conditions are suitable for the long-term provision of such services with no negative impacts.**

4. The fifth bullet of Section 5.5.1 *Guidelines for Plan of Subdivision or Condominium Approvals*, is hereby modified so it reads:

- where municipal services are not available, it shall be a condition of new lot approvals that ~~a minimum quantity of 18 litres per minute for a one-hour period and water quality meeting MOHLTC standards be demonstrated for well water sources~~ **the standards for water quantity and quality in accordance with the D-5-5 Private Wells: Water Supply Assessment procedures are followed as a minimum.** Where such **standards cannot be met** ~~a volume is not readily available from a well~~, the proponent may have a

report prepared by a qualified person detailing how the standard can be achieved. Lake water for domestic potable purposes should not be used unless it is disinfected and/or treated to meet the Ontario Drinking Water Standards O. Reg. 169/03;

5. Section 5.12.2.1 *Archaeology*, is hereby modified so it reads:

The Township shall enter into a municipal/provincial data sharing agreement in order to obtain data and maps of registered/known archaeological sites located within the Township. In addition, Ministry of Heritage, Sport, Tourism and Culture Industries data and maps of any land use designation or locally significant heritage buildings or structures, mapped areas of archaeological potential and/or cultural landscapes within the Township shall be maintained as it becomes available for us in the planning review.

**Where a development proposal or site alteration encroaches on lands with archaeological resources or is within an area considered to have archaeological potential, the Township shall require an applicant to undertake an archaeological assessment of the lands to determine the nature and extent of the resources on the site. Archaeological assessments are to be undertaken prior to any ground disturbing activities.**

6. Section 5.19 *Transportation*, is hereby modified so it reads:

Roads should adequately serve the proposed development, with sufficient capacity to accommodate the anticipated traffic generated. Generally, uses that have the potential to generate large volumes of traffic should be located on arterial or collector roads to minimize the potential for traffic infiltration on local roads.

**The planning of land uses in the vicinity of the airport shall protect its long-term operation and economic role by preventing the establishment of conflicting or sensitive land uses and ensuring land use conflicts are mitigated.**

7. The first bullet of the second paragraph of Section 7.6 *Site Plan Control and Agreements*, is hereby modified so it reads:

- to obtain drawings of buildings and property layouts, including elevations, plot plans, parking, layout and the layout of driveways and aisleways, landscaping, lighting, retainer walls, signs, **all subject to the exclusions in section 41 of the Planning Act**, and to ensure that such features are properly designed and constructed. In addition, agreements may be required to outline details of the property with respect to drainage and the management of snow and snow removal;

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Dated at Thunder Bay this 26 day of April, 2024.



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