

DECISION

With respect to the
Township of Conmee Official Plan

Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the Township of Conmee Official Plan and all subsequent amendments thereto, pursuant to By-law 1425, insofar as this official plan is in effect;

I hereby approve the Township of Conmee Official Plan adopted by By-law 1425, subject to the following modifications with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Page 4, Section 2.1.2 Creation of New Lots, is modified so it reads:

Given the limited municipal services in the Township, new development that requires the creation or extension of new roads and / or the construction of new public infrastructure is generally discouraged. Applications for development that will result in the creation of new infrastructure, such as public roads **and communal water and septic services**, shall require a Financial Implementation Plan, to be prepared at the proponent's expense, detailing the phasing and financial implications of such costs to the Township.

2. Page 7, Section 3.1.6 Agriculture, Agricultural-related Uses and On-farm Diversified Uses, is modified so it reads:

Agricultural uses allow for the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre including poultry and fish; aquaculture; apiaries; agro-forestry; and maple syrup production; **and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.**

Agriculture-related uses include **farm-related commercial and** farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.

3. Page 11 Section 3.5 Environmental Protection, is modified so it reads:

- / All significant wetlands ~~evaluated and identified by the Ministry of Natural Resources and Forestry~~ as found within the Land Information Ontario database;
- / All other wetlands that were designated ~~as such in the previous Official Plan~~ or which have been identified but not evaluated according to the Ontario Wetland Evaluation System (OWES) by the Ministry of Natural Resources and Forestry and endorsed by Council;
- / Significant wildlife habitats, including habitats of endangered and threatened species; and,
- / Areas of Natural and Scientific Interest
- / Fish Habitat
- / Any other area that has been determined to be environmentally significant as a result of a planning process.

4. Page 12 Section 3.5 Environmental Protection, Adjacent Lands 7 is modified so it reads:

- a. 120 metres of the boundary of a provincially significant wetlands;
- b. 50 metres from the boundary of a ~~Provincially or Regionally~~ Significant Area of Natural and Scientific Interest (ANSI) – earth science;
- c. 120 metres of the boundary of a Significant area of Natural and Scientific Interest (ANSI) – life science;
- d. ~~50 metres of a significant habitat of any endangered or threatened species and, where scientific data has determined a different setback, the greater of the two will be required; and,~~ 120 metres of significant wildlife habitat;
- e. 120 metres of significant woodlands
- f. ~~30 metres from the boundary of a fish habitat area.~~ 120 metres of fish habitat

5. Page 13 Section 3.5 Environmental Protection, Evaluated Wetlands 14, is modified so it reads:

If a wetland is identified and has characteristics or contains significant species or functions that are typical of a significant wetland on or adjacent to a proposed development, a wetland evaluation assessment will be undertaken by a qualified professional ~~and subsequently reviewed by the Ministry of Natural Resources and Forestry (MNRF)~~ to determine its significance.

6. Page 15, Section 4.0 General Development Policies, is modified by adding a new subsection that reads:

4.1 Affordable Housing

4.1.1 It is a policy of this Plan to facilitate access to a range and mix of affordable housing choices for existing and new residents. To be considered affordable, housing costs must meet the following:

In the case of ownership housing, the least expensive of:

- i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or
- ii) Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

In the case of rental housing, the least expensive of:

- i) A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or
- ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

7. Page 15, Section 4.1.1 Additional Dwelling Units, 4, is modified so it reads:

4. Council shall be satisfied that the additional dwelling unit does not constitute a second independent principal dwelling on the lot. ~~Standards shall be established in the Zoning By-law to govern compatibility with the main dwelling and neighbourhood character.~~

8. Page 18, Section 4.7 Water and Sewer Servicing Strategy, 3rd paragraph is modified so it reads:

The Township does not maintain public water services or sewage services. ~~As such, all development is required to be serviced by individual on-site sewage services and individual on-site water services.~~ The following policies relate to both existing and planned infrastructure requirements of the Township.

9. Page 18 Section 4.7.2 Requirements for Septic Systems, is modified so it reads:

1. To accommodate an individual on-site sewage service, new lots must be of an appropriate size and configuration, a minimum size of 1 hectare, and front onto a public road, unless a smaller lot size can otherwise be supported by technical

information pertaining to the physical characteristics and hydrogeology of the site in accordance with guidelines of the Ministry of Environment, Conservation and Parks and prepared by qualified professionals.

2. ~~Communal sewage systems shall not be permitted in the Township of Conmee.~~ The policies of this Plan are intended to ensure that lot sizes and conditions are adequate to allow the safe and efficient operation of individual septic systems.
3. A development plan for any type of on-site sewage services, such as a septic tank system or leaching pit, shall be completed in accordance with Ontario Regulation 358 and approved by the Thunder Bay District Health Unit, ~~and the Ministry of Environment, Conservation and Parks.~~

10. Page 18, Section 4.7.4 Multi-unit Development, is modified to add a new subsection that reads:

2. The municipality may only consider communal services for proposed multi-unit development where the applicant has demonstrated that servicing options have been investigated and reported through a Servicing Options Statement in accordance with Ministry of the Environment, Conservation and Parks' D-5 Guidelines. The municipality will also assess the financial implications of entering into an agreement for municipal ownership and responsibility for the communal systems to service proposed residential development.

11. Page 21 Section 4.9.1 Provincial Highways, Development Adjacent to Provincial Highways, is modified to add a new subsection that reads:

6. Development proposals in close proximity to Provincial Highways shall be reviewed for land use compatibility concerns. Proponents seeking planning approvals to allow residential or other sensitive land uses adjacent to Provincial Highways may be required to submit a noise study, to the satisfaction of Council, to identify appropriate noise mitigation measures. Where required, noise studies shall be prepared by qualified individuals according to MECP Noise Assessment Guidelines.

12. Page 24, Section 4.11.3, Alterations to Heritage Resources & Adjacent Lands, is modified so it reads:

Development, redevelopment, and site alteration to a **designated significant cultural** heritage resource or on lands adjacent to a **designated protected** heritage resource

property shall only be permitted where it has been evaluated and demonstrated by a heritage professional that the heritage attributes of the resource will be conserved. Mitigating measures and / or alternative development approaches may be required in order to conserve the heritage attributes of the affected resource.

13. Page 24, Section 4.11.4, Retention/Relocation of Cultural Heritage Resources, 2, is modified so it reads:

1. All options for on-site retention shall be considered before approval is given for relocation to another site. **Alternative options will be considered where they have been recommended by a conservation plan, archaeological assessment, and/or heritage impact assessment. These options include:**
 - a. ~~integration within new development areas;~~
 - b. ~~adaptive re-use of the building in its original location; and~~
 - c. ~~relocation of the building on the development site.~~

14. Page 24, Section 4.11.5, Demolition / Destruction, is modified so it reads:

1. The demolition or destruction of designated cultural heritage resources shall generally not be permitted. Prior to considering such a request, Council shall require the applicant to:
 - a. Submit accurate and complete information pertaining to the structural condition of the building or structure, with respect to the Ontario Building Code; and ,
 - b. Any other relevant information to determine the feasibility of restoring as opposed to demolishing the building or structure.
 - c. **Submit appropriate cultural heritage studies (e.g., archaeological assessments, cultural heritage evaluation reports, heritage impact assessments, conservation plans), prepared by a qualified professional.**
2. Council shall engage the services of a qualified professional to review any required documentation or reports ~~and conduct a heritage impact assessment prior to granting a demolition permit.~~

15. Page 30 Section 5.3.5, Endangered & Threatened Species, is modified by deleting bullet 3 in its entirety:

3. ~~Any person undertaking an activity within a habitat of an endangered or threatened species is responsible for contacting the Ministry of Natural Resources and Forestry (MNRF) to determine whether conditions under the ESA apply.~~

16. Page 31 Section 5.3.6, Fish Habitat, subsection 1 and 4 are modified so they read:

1. Fish habitat means spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes. ~~Fish Habitats are not specifically identified on the Schedules to this Official Plan; therefore applicants must consult with the appropriate authority (MNRF) when proposing any development on lands adjacent to water. As no detailed fish habitat mapping has been completed to date within the township, all water features including: permanent or intermittent streams, headwaters, seasonally flooded areas, municipal or agricultural surface drains, lakes and ponds (except human-made off-stream ponds), should initially be considered fish habitat unless it can be demonstrated to the satisfaction of council that the feature does not constitute fish habitat as defined by the Fisheries Act~~".
4. Subject to the approval of Council, ~~the Ministry of Natural Resources and Forestry and the Federal Department of Fisheries and Oceans~~, new development may be approved in shoreline areas, adjacent to and within the required setback, subject to a satisfactory Environmental Impact Study being completed, which shows that development will not have a negative impact on Fish Habitat. The requirement of an Environmental Impact Study will be at the discretion of Council.

17. Page 31 Section 5.3.7, Wetlands, paragraph 2 subsections 1 and 3 are modified so they read:

The following policies apply to wetlands:

1. Wetlands within the Township are shown on Schedule A. These wetlands have ~~either~~ not been evaluated ~~or do not meet the criteria to be considered~~ determine if Provincially significant.
3. ~~The Township does not contain any Provincially Significant Wetlands, however wetlands may be evaluated by the Ministry of Natural Resources and Forestry and be classified as Provincially Significant Wetlands. No wetlands in the township have been evaluated and identified as significant at this time. Wetlands may be evaluated by an OWES Qualified Wetland Evaluator and be classified as Provincially Significant Wetlands in the future.~~ Any Provincially Significant Wetlands identified in the future will be indicated on Schedule A. Such wetlands will be subject to the regulations administered by the LRCA, and a permit from the Authority may be required to allow regulated activities.

18. Page 32 Section 5.3.8, Significant Wildlife Habitat, is modified so it reads:

1. ~~No significant wildlife habitat areas are identified by this Plan. However, should new information become available, and / or other wildlife habitat areas may become known, these areas will be added to Schedule A. This new information will be considered at the time a development application is submitted and/or when the Official Plan is reviewed. Currently, there are no confirmed significant wildlife habitat (SWH) areas within the Township. Candidate SWH areas do exist which require further study. Should new information lead to the confirmation of SWH areas, these areas will be added to Schedule A.~~
2. Development and site alteration shall not be permitted in or adjacent to (within 120 metres) significant wildlife habitat ~~except in accordance with provincial and federal requirements and unless~~ it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. An Environmental Impact Study (EIS) will be required where development may impact significant wildlife habitat or lands adjacent (120 metres) to significant wildlife habitat.

19. Page 32 Section 5.4.1, Purpose of an EIS, is modified so it reads:

1. The purpose of an EIS is to:
 - a. collect and evaluate all the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant environmental feature(s);
 - b. ~~make an informed decision as to whether or not demonstrate that a proposal/ application a proposed use will have a no~~ negative impact on ~~the critical~~ natural heritage features and ecological functions ~~of the Township their adjacent lands~~; and,
 - c. evaluate the existing and potential forest resources on the property and the effect of the proposed uses on those resources.

20. Page 36, Section 5.7.3, Wildland Fire Hazards, is modified so it reads:

Hazardous forest types for wildland fire are forest types assessed as being associated with the risk of high to extreme wildland fire, generally being forested areas which are composed of a certain type and condition of forest fuel (i.e. vegetation). There is an inherent risk to the public when changes to the landscape occur, such as the encroachment of development into forested areas associated with high to extreme risk. The Township may require wildland fire assessments to evaluate wildland fire risk factors of an area or site ~~through continued collaboration with the MNRF.~~


21. Page 36, Section 5.7.6, Human-Made Hazards, is modified to add a new subsection 3 that reads:

3. Applicants of proposed developments within 1000 metres of an Abandoned Mine Hazard Site must consult with the Ministry of Mines first and undertake any required remediation measures. Where a rehabilitated mine hazard is identified within 1000 metres of a proposed development, written consent of the Minister of Mines is required prior to the disturbance of any rehabilitated mine hazard features.

22. Page 44, Section 6.13.2, Complete Applications, is modified by deleting subsection 4:

~~4. The Township has the authority to request additional information that will be required as part of a complete application, after further review of the application proposal.~~

Dated at Toronto this 9th day of OCTOBER, 2024.


Sean Fraser, Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing