



**SPECIAL MEETING OF COUNCIL
AGENDA
MONDAY MARCH 17, 2025 AT 5:00 P.M.**

**DR. S. F. MONESTIME MUNICIPAL COUNCIL CHAMBERS
160 WATER STREET, MATTAWA ON**

**Zoom Meeting Access: 1-647-374-4685
Meeting ID Code: 871 0409 6506
Passcode: 879124**

- 1. Meeting Called to Order**
- 2. Announce Electronic Participants**
- 3. Adoption of Agenda**
 - 3.1 To Adopt the agenda as presented or amended
 - That the agenda dated March 17, 2025 be adopted
- 4. Disclosures of a Conflict of Interest**
- 5. Presentations and Delegations**
 - 5.1 Jp2g Consultants Inc – Presentation of the Draft Official Plan – Public Meeting
- 6. Notice of Motions**
- 7. Standing Committee Recommendations/Reports – Motions**
- 8. Information Reports – Motions**
- 9. In Camera (Closed) Session**
- 10. Return to Regular Session**
- 11. Motions Resulting from Closed Session**
- 12. Adjournment**
 - 12.1 Adjournment of the meeting
 - That the March 17, 2025 meeting adjourn at _____ p.m.

DATE: MONDAY MARCH 17, 2025

3.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT the meeting agenda dated March 17, 2025 be adopted.

Jp2g No. 23-1068L

March 11, 2025

Town of Mattawa
160 Water St.
PO Box 390
Mattawa, ON
POH 1V

Attn Mayor Belanger and Members of Council

Re Town of Mattawa OP Update and “Special” Council Meeting

Dear Mayor Belanger,

As you are aware, the Town of Mattawa has retained the services of Jp2g Consultants Inc. (the Consultants) to undertake a review and update of its Official Plan (OP) in accordance with Section 26 of the Planning Act, R.S.O.1990. As part of the OP review and update, Council is required to hold a “Special Meeting,” open to the public to discuss revisions that may be required or that are being considered to the existing OP. The meeting also provides the public with an opportunity to submit comments or suggestions for improvements to the existing OP. Given the age of the current OP, the Plan will be replaced with a new OP, rather than an updated one, however, the terms review, update, and new OP are all used interchangeably.

This report provides an overview of the nature of the project, identifies opportunities for public engagement, and presents a preliminary list of policy areas that will need to be considered/addressed in order to bring the OP into conformity with the Provincial Planning Statement, 2024 (PPS) and other relevant planning legislation, including the Planning Act.

The Current Official Plan

Pursuant to Section 17 of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, the Town of Mattawa Council is charged with responsibility for preparing and adopting a local OP. The current Town of Mattawa OP was approved by Council in October 1991 and the Ministry of Municipal Affairs and Housing (MMAH) in January 1995. Generally speaking, the purpose of an OP is to describe how land in the municipality should be used. An OP is generally prepared with input from the community, as a main goal of an OP is to help ensure that the policies for future planning and development will meet the specific needs of the community. The OP also is intended to direct where housing, industry, and shops will be located; what services will be needed (i.e. parks, roads, water and sewer mains, schools, etc.); when, where and in what order will the community grow; and establish community improvement initiatives.

The objectives of the current OP, listed in Section 1.5, are as follows:

- To preserve and enhance those attributes that establish the quality and character of the Town.
- To promote a logical, orderly and economic pattern of development in the Town and ensure compatibility between land uses.
- To provide municipal services and facilities within the Town's financial capabilities.
- To ensure that new developments in the Town are conducted in a sound, environmentally acceptable manner.



- To improve physical services, roads, and community facilities to satisfy the needs of the residents of the Town.
- To encourage affordable housing in the Town.
- To encourage community improvement.
- To encourage the establishment of new industry and commerce suitable for the Town.
- To provide policies and guidelines for evaluating development proposals.
- To establish a framework for the municipal zoning by-law.
- To encourage public participation in the planning of the Town,
- To ensure that the quality of ground and surface water resources is maintained or enhanced.
- To ensure that sufficient municipal water, sewage and landfill capacity is available to service the population of the Town.
- To plan and implement municipal undertakings in a sound environmental manner consistent with the requirements of the Environmental Assessment Act.
- To ensure that the development of potentially contaminated sites occurs in a manner that does not expose the public to adverse effects nor the environment to unacceptable degradation.

While many of these objectives are still relevant today, they should all be reviewed to ensure they are consistent with the current vision for the future of the Town.

Requirement to Review and Update Official Plans

Section 26 of the Planning Act, R.S.O 1990 requires that Council review and update its OP no less frequently than 10 years after it comes into effect, and every five years after that. As noted above, the Town's current OP was approved by Council in October 1991 and approved by the MMAH in January 1995. Since the approval of the OP, the Province has issued a policy document that applies province wide, known as the Provincial Planning Statement (PPS; formerly known as the Provincial Policy Statement). In fact, several versions of the PPS have been issued by the province since 1995. The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario.

The purpose of the review is to ensure that the OP is consistent with Provincial Plans (the Growth Plan for Northern Ontario), has regard for matters of provincial interest and is consistent with the PPS. The OP review and update process also provides Council with an opportunity to update the OP to ensure it reflects the Town's contemporary growth and development goals. It is important to note that there is no upper tier OP with which the Mattawa OP must conform; it will be reviewed and ultimately approved by the MMAH.

Agency Consultation

As part of the OP Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required. The approval authority, as noted above, is the MMAH.

With the assistance of Town staff, the Consultants scheduled and attended a pre-consultation meeting with the Ministry of Municipal Affairs and Housing on December 2, 2024. Eight partner ministries, including the Ministry of Mines; the Ministry of Natural Resources and Forestry; the Ministry of Environment and Climate Change; the Ministry of Economic Development, Job Creation and Trade (MEDJCT); the Ministry of Transportation; the Ministry of Agriculture, Food and Agribusiness; and the Ministry of Citizenship and Multiculturalism, were invited to attend this meeting and all but one (MEDJCT) were in attendance. The Consultants continues to have regular dialogue with the MMAH.



Additionally, Town staff and the Consultants have met with the North Bay-Mattawa Conservation Authority (NBMCA) regarding the OP update. The NBMCA will be an important part of the project as it relates to hazard lands and floodplain mapping. The Consultants and Town staff are also in the process of reaching out to the local Indigenous groups with respect to the project. Other agencies, such as local area school boards, the health unit, neighbouring municipalities and utilities will also be engaged in due course.

All agencies and rightsholders are to be provided with a notice of commencement of the OP Review and Update project and Council's desire to bring the OP into compliance with the PPS. They are formally requested to participate in the Town of Mattawa OP review and update project. Specifically, they are asked to provide any information that would assist with updating the resource mapping (in GIS format) and any technical information or policy examples to bring the OP into compliance with the PPS.

All of the agency comments received to date are attached to this report as Appendix A.

Town Staff & Council Consultation

An important part of the project involves interviews with Councillors and senior Town staff. The interviews included 14 structured questions on topics ranging from more general topics, such as the role of the OP, to more specific questions about what interviewees would like to see in the Town in the future. The list of interview questions is attached as Appendix B, and a summary of responses to each is provided below.

1. Role of OP

The survey results demonstrated a reasonable understanding of the role of the OP. Many identified that the OP was intended to provide policies and guide the future growth and development of the Town as well as guide Council's decision making. Some also noted the role of the OP is planning for municipal assets such as roads, water and sewer systems, buildings, etc. Overall, it was well understood that the OP was a tool used to set out a future vision and provide policies on working towards that vision.

2. Use of OP

When asked if they had ever used the OP, a number of interviewees from both Council and Staff indicated that they had not used it or had only used it a couple of times. Many also noted that the current OP is outdated and as a result isn't used as much as it should or could be. It's seen as a valuable tool, except the age of the document makes its applicability questionable, as it was mentioned that it is not likely up to date with the current references to legislation and is not very user-friendly. Some staff indicated that they did use the OP somewhat regularly for their job but also relied on other documents such as the zoning by-law.

3. How does the OP Affect You?

The responses to this question were mixed, with some interviewees indicating it had little to no effect on them, especially as it is so outdated. The majority of respondents stated that once the OP has been updated, it will be used to: help Council to make decisions, help prepare and direct budgets, help staff review applications, support funding grant applications, encourage development, and help to create policies and procedures. It was also mentioned that the outdatedness of the plan negatively affects the Town as it is hindering funding applications and deterring potential investors.

4. Preferred Future Development

When asked about what kind of development they would like to see happening that isn't happening now, there was a broad spectrum of answers with most noting that there isn't currently much development occurring at all. Many indicated they would, in general, like to see more development, specifically commercial and industrial,



and residential. Other more specific items mentioned were growing the recreation and tourism sectors, improvements to the marina/waterfront and the downtown, and improving the overall aesthetic of the Town. The municipal Dorion Road project was also noted by some as a project they are excited to see construction begin.

5. Concerns with Existing Development

Staff and councillors were asked to identify any development taking place in the Town that was a concern or they believe should not be happening. The consensus appeared to be that there is not much, or any, development happening to be concerned about. Some areas of concern that were mentioned throughout the interviews included residential overtaking commercial spaces; ensuring sufficient funds for maintaining Town assets; the necessity of upgrades to the water system to support development; and lack of cleanup of unsightly private properties. Some respondents did indicate some hesitation on the Dorion Road project, notably that there is a desire to ensure there is a clear and defined vision for the site, and also to preemptively identify and address any hurdles that might be faced throughout the process to ensure development proceeds smoothly. A few interviewees also mentioned that they believe that any new and reasonable development would be welcome.

6. Changes in Fifteen Years

When asked what changes to the physical appearance of the Town they anticipate seeing in 15 years, and what they would personally like to see, many noted they would like to see the overall appearance of the Town improve with many specifically noting that improving the Downtown core should be a priority to attract businesses and tourists. A number of people also noted a desire for sidewalks, trails and pathways, and bike lanes to make the town more accessible. Other things respondents would like to see included more businesses geared towards attracting and supporting tourists (hotels, restaurants, etc.); more business and employment opportunities overall; the prioritization of active transportation; more residential development including affordable housing options; the Dorion Hill project well underway; businesses open later; improvements to the waterfront and more parks and green space; possible boundary expansions; a busier town; and simply, overall growth of the Town.

7. Attracting People to Live and Work

When asked who they wish to attract to live and work in the Town, there were numerous answers. Many answered along the lines of younger and middle-aged families, skilled workers, and professionals that aren't already present in the community to fill a 'needs' gap). Other popular answers were commuters to North Bay, tourists, and cottagers. It was also mentioned a number of times that more businesses and industry is needed in order to provide more jobs for those already in the community as well as for the people the Town is looking to attract. In a similar vein, it was noted a few times that there are not enough jobs for youth to encourage them to stay in the community. Attracting those kinds of jobs should be a focus as to not lose the next generation to jobs outside the community.

8. OP Policy Concerns

The interviewees were asked to identify any current OP policies which were causing concerns or problem. There were no specific policies identified by the interviewees, with many responses simply stating none or that they didn't believe so. A few people noted that the age of the plan was a concern and problematic and that legal issues could arise, as the policies have not been updated to current standards and legislation. Some identified a need for specific policies not currently in place such as for the municipal land bank area and affordable housing

9. New Residential Infill Development in Town



When asked what they thought about the new residential infill development occurring in Town, the majority of interviewees indicated that there was little to no construction occurring in Mattawa, let alone residential infill development. Many pointed to the lack of available land for development and/or the outdated OP policies to explain the lack of development. It was also mentioned that where development has occurred over the past number of years, it hasn't necessarily been the best (i.e., could've been planned and developed more efficiently/cohesively). Also noted was that the lack of available land/housing leading those looking to move to Mattawa to purchasing outside of the Town where there are potentially more options. The Dorion Hill development was mentioned as being necessary to open more land for development in the community to allow people to buy within the community.

10. Climate Change/Extreme Weather

When asked how well the Town is addressing the threats associated with climate change and extreme weather events, the majority indicated that flooding was the primary threat facing the Town of Mattawa, which they have experienced a number of times in the last 10 years, most notably in 2019. It was mentioned that following these flooding events, there has been training done with the Armed Forces and where infrastructure has been damaged by the floods, the Town has taken the opportunity to build back better. It was also noted that there have been discussions on flood mitigation such as berms and that there is a need for funding and work with the provincial government to address vulnerabilities for flooding and to implement flood mitigation measures. It was mentioned the current OP does not speak to climate change mitigation and adaptation. Wildfire was another potential hazard of climate change mentioned that could affect the Town. Improving waste diversion was also mentioned.

11. Other Municipal Examples

When asked if there was anything they had seen in other municipalities they would be interested in seeing in Mattawa, a variety of responses were received. A number of people responded that, in general, they would like to see Mattawa develop a more attractive appearance overall, as seen in many other places, with specific attention to improving the aesthetic of the downtown area and the public waterfront in order to attract more tourism. A number of specific places with vibrant downtown and tourist areas were mentioned including North Bay, Orillia, Picton, Hamilton, Huntsville, Port Dover, and Deep River. A few interviewees indicated that the Town could do more to be more welcoming and open to visitors, and that the Town could do more to actively encourage tourism (i.e., work to accommodate visitors like snowmobilers). Other notable mentions included more sidewalks around town, more seating options in the downtown and waterfront area, more recreation opportunities (i.e., skate park), improved beach area, more vegetation and flowers downtown, chain businesses (i.e., restaurants), more accessibility, infrastructure improvements, and a new/improved community center with more features and opportunities for residents. It was also mentioned that there is the opportunity to play up the Town's heritage to encourage tourism. The implementation of a Community Improvement Plan was also mentioned as a way to help encourage improvements.

12. Expanding Economic Activity

The interviewees were asked what they believe should be the focus on expanding economic activity in Town. Most answers could be separated into two categories: 1) focus on attracting more industry and commercial uses, and 2) focus on attracting more tourism and recreational development opportunities. With regard to attracting more industry and businesses, it was mentioned a couple times that the Town loses residents to out West or to other larger municipalities like North Bay due to lack of work/lack of industry for skilled workers. Some people noted that expanding the tourism sector and attracting more tourists is fundamental to growth of Town to support existing businesses, encourage more businesses to come to Town and increase spending power in Town. There was also the suggestion for the establishment of an Economic Committee. More housing as well as amenities to support a retirement community were also mentioned. Overall, all respondents agreed that there



is a great need to attract more economic opportunities to spur growth in Mattawa, with some noting that any type of reasonable new economic opportunities proposed is welcome and encouraged. It was also mentioned that there may be some opportunity in actively seeking out potential employers (i.e. sending representatives from Town to trade shows and expos).

13. Areas for Policy Development

When asked what features the OP needs to provide more robust policies for there were a number of answers, as follows: more access to waterways; sidewalks for accessibility along streets; more connections for easier access to trail systems; policies focused on the Dorion Hill project; policies for improvements to the water system; policies for the marina and possibly a trail system along the water; infill development; parkland policies; bike paths; residential development policies; recreation policies (including around the arena); infrastructure improvement policies; policies for a clearly defined plan on land use (OP needs to provide clear direction); policies for improving downtown; active transportation policies; and creative flood protection/mitigation policies. It was noted that where policies restricting development are to be put in place, they should only be where necessary with reasonable justification. One interviewee noted that the overarching goal for the OP should be to support the idea of 'Live, Work and Play' in Mattawa.

14. Preservation of Built Cultural Heritage Assets

The final question asked whether they believed more should be done to preserve the built cultural heritage assets of the Town. The answers were mixed, with some agreeing and some disagreeing. Many who disagreed cited costs associated with upkeep and repair; although many also noted there should be a focus on maintaining the most important heritage assets (i.e. Explorers Point). Some interviewees highlighted how the history of Mattawa is a large part of the Town's identity, which is reflected in events like the Voyageur Days and support for the museum. Many in support of doing more to preserve the built cultural heritage assets indicated the role heritage could play in encouraging and growing the tourism industry in Town, using it to promote the Town, and also tying it back to improving the general appearance of the Town.

Additional Comments

At the end of the formal survey, interviewees were asked if they had anything else to add that wasn't covered by the structured questions. Many circled back on topics previously discussed, highlighting the importance of issues like improving the downtown, attracting more tourists, attracting industry and businesses, boundary expansion, lack of recreational opportunities, and improvements to the water treatment plant. Other items mentioned were clear site plan control policies, tourism as a foundation for growth to then support industry, safety concerns regarding the CP Rail, and more advertising of the Town to attract tourists. Regarding the document itself, it was reiterated that it needs to be updated to make it current, and it was noted that the document should be written in simple, clear and easy to read language to maximize its use.

Public Consultation

A public meeting was held on November 20, 2024 to introduce the OP Review and Update project to the community and provide an opportunity to submit comments for consideration by Council and the Consultants. Three members of the community attended the meeting in person and one attended virtually. The next public meeting, scheduled for March 17, 2025 will constitute the "Special Meeting" of council to meet the Planning Act requirements. Although written or oral comments are encouraged at the Special Council Meeting, written comments from members of the public may be submitted to Town staff or the Consultants throughout the process and may be considered in future Council deliberations on the items to be addressed in the OP Update.

It is anticipated that the Town will add a page to its website that will include relevant project materials including Council reports and status updates.



As the project moves forward, the public will have additional opportunities to provide comments on the future draft OP. Further materials will be posted to the OP Review and Update project web page as they become available.

Preliminary List of Issues

As noted above, the current OP will be replaced with a brand new OP, rather than an updated document. The adoption of a new OP means the next mandatory update would be 10 years after adoption by the MMAH rather than the 5-year update requirement after an update to an existing plan. It should be noted that this does not prevent the Town from updating before the 10-year mark, if desired.

Following a review of the provincial legislation and the Provincial Planning Statement, 2024, the following list of topics and issues that will need to be included in the new OP has been prepared. It is important to understand that this is a preliminary assessment and that the list is intended to be a 'living document'. Comments from the public, ministries and agencies, local Indigenous groups, and from staff and Council can add to or modify this list.

1. **Housing** is one of the community building blocks. The OP will need to include policies related to the development of the full range of housing options as well as affordable housing, in particular. The OP could also benefit from detailed policies and reference to programs/reports focused on the affordable housing issue.
2. **Intensification and Redevelopment** is a significant theme in the PPS. The PPS directs the majority of growth to take place where there are existing municipal water and sewer services and does not want to see unjustified/uneconomical expansion of municipal infrastructure. The Town will need to establish policies on additional residential units. Efforts will be made to determine if there are other intensification and redevelopment opportunities that can be included in the OP.
3. **Infrastructure** – include policies in the OP surrounding infrastructure and improvements, where appropriate.
4. **Land Use Compatibility** is a fundamental part of land use planning, assessing the compatibility of uses and determining how uses can co-exist. The Province has a series of Environmental Land Use planning guidelines (the D-series guidelines) that speak to land use compatibility and that will need to be reviewed and included in the OP where appropriate. The D-series guidelines provide setbacks between sensitive uses and potentially incompatible uses (i.e. landfills, sewage treatment plants, industrial uses) with the express intention of equally protecting both kinds of uses.
5. **Indigenous recognition and engagement** – this is a requirement under the PPS and is not currently addressed in the OP.
6. **Climate Change** acknowledgement is a requirement under the PPS, especially related to sustainable infrastructure, built form and growth management.
7. **Wise Use and Management of Resources** – Chapter 4 of the PPS provides policies for the wise use and management of resources including natural heritage features, water, agricultural land, Minerals



and Petroleum, Mineral Aggregate Resources, and Cultural Heritage and Archaeology. Policies related to these features will need to be included where necessary.

8. **Protecting Public Health and Safety** – Chapter 5 of the PPS states that development shall be directed away from natural and man-made hazards where there is an unacceptable risk to public health or safety, or of property damage. The direction on protecting public health and safety set out in Chapter 5 will need to be captured in the OP policies.
9. **Economic Diversification** is promoted in PPS – there is an opportunity to introduce focused economic development policies into the OP, in line with the vision for the growth of the community, as well as to adapt policies from the Growth Plan for Northern Ontario and the PPS, such as expanded/more permissive home occupation/industry policies, policies promoting and encouraging new industry and businesses, policies highlighting the significance of tourism and potential for growth, and policies related to the downtown commercial area.
10. **Waterfront Development/Redevelopment** - the Town has a significant amount of frontage on both the Mattawa and Ottawa Rivers. Policies related to waterfront development/redevelopment should be crafted in a way that ensures they reflect best practices and direction from Council. Specific attention should be paid to floodplain policies, the legal non-conforming policies and waterfront development.
11. **Servicing Policies** should be updated to conform with the servicing hierarchy of the PPS, which prioritizes development on full sewer and water services. The OP will also look into providing policies for partial and private servicing where feasible.
12. **Open Space/Parks/Recreation** policies in the OP could be enhanced with acknowledgement of the public lands and parks in the Town, expanded recreational trail policies, active transportation (sidewalks, bike paths, walking trails), and policies related to public access to water resources.
13. **Hazard Lands** policies related to prohibited uses, permitted development and site alteration and to direct development away from hazards should be reviewed to determine if they reflect current best practices. Efforts should be made to ensure the hazard land mapping is the most accurate available. There is also a need for policy and mapping specific to wildfire hazards which is a new PPS theme.
14. **Natural Heritage Resources** is a major theme in the PPS. As part of the update, the current natural heritage related policies will need to be reviewed and updated where necessary to conform to the PPS.
15. **Resource Mapping** – the existing mapping will need to be updated to include the most recent information related to hazard lands, natural heritage features and mineral aggregate resources in the Town.
16. **General Housekeeping** changes are common with OP updates. References to various government ministries that have been renamed, updated reference documents like the new PPS, new municipal studies and documents are all recommended to be updated to the appropriate current references.



Based on the consultation completed thus far, and the list of issues/topics above, a preliminary table of contents for the new OP has been prepared. The proposed table of contents is attached as Appendix C.

New OP Schedules

A key component of the new OP is the preparation of new schedules to replace the current schedules that are of poor quality and difficult to read and interpret. The new schedules will be prepared using GIS, and will more accurately reflect the current property fabric in the Town. Two maps have been prepared, which act as the first steps in the preparation of the new Schedule "A," which will be the land use map for the new OP. The maps attached hereto include a digitized version of the current Schedule "A" (Appendix D) and a map showing the current land uses in Town based on available information from MPAC (Appendix E). The information contained on the two maps, together with input from Council and the community, will be used to prepare the new Schedule "A."

Next Steps

A key next step in this project is the consultation with local Indigenous groups. Consultation with the MMAH and various ministries will remain ongoing, as will opportunities for members of the public to provide comments. Once consultation with local Indigenous groups has taken place, the next step is to prepare a fulsome draft OP that will be brought forward for Council and public review. When Council is satisfied with the draft OP, the Consultants will initiate the statutory consultation process for the draft OP, including additional agency and public consultation, including an Open House and Public Meeting. At the same time, the Consultant will circulate the draft OP to the MMAH for review and comment.

Once comments are received from the MMAH and the public on the draft OP, Council will determine if the draft OP requires further modifications to address comments received. When Council is satisfied with the final draft OP, they will formally adopt it and forward the document to the MMAH for final approval. It remains the goal of the Consultants to have the draft OP adopted by Council by the end of 2025.

As noted, opportunities for public comment and engagement will continue to be available throughout the process up to the adoption of the new OP.

All of which is respectfully submitted.

Yours truly,

Jp2g Consultants Inc.

A handwritten signature in black ink that reads 'Kathryn Curry'.

Kathryn Curry, BES
Junior Planner

A handwritten signature in black ink that reads 'Anthony Hommik'.

Anthony Hommik, MCIP, RPP
Manager - Planning Services | Senior Planner

Appendix A

**MNR
RESOURCE
INFORMATION
PACKAGE**

**Pre-Consultation on
Official Plan Amendment
for
The Town of Mattawa**

**Ministry of Natural Resources
North Bay District
November 2024**

Prepared By: Lynn Moreau, Regional Planner

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Preface

The Town of Mattawa is reviewing its Official Plan. This provides MNR with an opportunity to identify several MNR interests that the Provincial Planning Statement (2024) directs that municipal planning decisions “shall be consistent with”.

The information provided is the most up to date and available at this point in time. It is provided with reference to the Provincial Planning Statement (2024) and the supporting MNR technical manuals. The Provincial Planning Statement was approved by the Lieutenant-Governor in Council, (Order in Council No. 1099/2024) under Section 3 of the Planning Act; it came into effect on October 20th, 2024. The Provincial Planning Statement replaces the Provincial Policy Statement that came into effect on May 1, 2020. A link to the Provincial Policy Statement (2020) is included in the list of reference materials.

Introduction

Purpose

The purpose of this input package is to provide pertinent information on The Ministry of Natural Resources (MNR)'s provincial interests, as expressed in the Provincial Planning Statement (PPS), 2024. This package identifies several matters that should be addressed in the updated Official Plan.

MNR Role One Window

MNR participates in the One Window provincial planning system by inputting and reviewing new and updated Official Plans and amendments. MNR also provides technical advice on request to municipal planning authorities regarding the resource and policy information related to MNR's mandate.

Reference Material

Since MNR is not directly involved in the review of individual development applications, it is extremely important that Official Plans and their amendments be consistent with the 2024 PPS.

Reference materials are listed at the end of this document and are available from the North Bay District, or online. They provide guidance on the interpretation and application of the PPS with respect to MNR interests.

Spatial Data

We recommend that the Town of Mattawa obtain spatial information through a data-sharing agreement before the adoption of the Official Plan, from Land Information Ontario (LIO) using the following web address: [Land Information Ontario](#). Further, we recommend that the information obtained from Land Information Ontario is reflected on the Official Plan schedules. A list of links to LIO layers has been added at the end of this document to help the municipality identify natural heritage features and other values important to this planning exercise.

The Natural Heritage Information Centre (NHIC) is the central provincial database and repository for species at risk occurrence information. Some NHIC data is available to the public through the "make a natural heritage area map" application: [Make a natural heritage area map](#). This application allows users to view maps at a 1 km resolution using a number of natural heritage information layers, including NHIC species, plant communities and natural areas. Questions for the NHIC can be directed to: nhicrequests@ontario.ca.

In order for the MNR to share any sensitive data with the municipality and those working with the Town of Mattawa on the Official Plan they must complete data sensitivity training and sign an Information Sharing Agreement. See the following link for more information and contact information to inquire about a Sensitive Data Use License: [Get natural heritage information](#).

Locations of aggregate sites under an ARA license or permit within the Town of Mattawa can be accessed with Ontario's Find Pits and Quarries online tool at <https://www.ontario.ca/page/find-pits-and-quarries>.

We recommend that all schedules of the Official Plan are prepared at a reasonable scale to effectively depict the features.

We recommend that natural heritage features and areas are identified on the Official Plan schedules in a separate land use designation from natural hazards. The reason for this recommendation is that the policies and their intent differ for natural hazards and natural heritage features and areas. Further, identifying these separately will allow for easier interpretation of the Official Plan schedules.

Section 1: Natural Heritage Features and Areas

Importance of Natural Heritage

Natural heritage features and areas provide numerous economic, environmental, and social benefits. Collectively, they contribute to the conservation of biological diversity – or biodiversity – and to the maintenance of the quality of our air, land, and water. The benefits of conserving natural heritage occur at local, regional, and broader scales.

Natural heritage features and areas provide ecological functions that are critical to the survival of all species – including humans. Some of these ecological functions include the provision of habitat, hydrological functions, nutrient and energy cycling and storage, succession and disturbance functions, reproduction and dispersal, landscape linkages and others. Locally, these areas help to sustain a way of life that attracts people to live, work and recreate in the municipality.

Provincial Policy Statement

Policy 4.1 of the PPS provides direction for the protection of natural heritage features and areas. These areas and features include coastal wetlands in Ecoregions 5E, 6E and 7E1 (4.1.5f)(provincially significant wetlands in Ecoregions 5E,6E and 7E1 (4.1.4a) (significant wildlife habitat (4.1.5d), and significant areas of natural and scientific interest (ANSIs) (4.1.5e) Not all natural heritage features and areas are present within the Town of Mattawa.

Provincial Significance

The concept of *significance* is central to the identification of all natural heritage features and areas, except fish habitat which is protected under the federal *Fisheries Act* regardless of significance. Significant is defined in the definitions section of the PPS.

Adjacent Lands

Policy (4.1.8) in the PPS states that development and site alteration shall not be permitted on *adjacent lands* to the natural heritage features and areas identified in policies 4.1.5f, 4.1.4a, 4.1.5d and 4.1.5e unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The concept of *adjacent lands* as defined by the PPS must be recognized in the Official Plan for each of the natural heritage areas and features. The extent of the adjacent lands may be based on recommendations by the province, as shown in the table below, or on approaches applied by the municipality to achieve the same objectives.

The following table outlines the provincial recommendations for adjacent land widths:

Natural Heritage Feature/Area	Adjacent Lands Width
Habitat of endangered and threatened species	120 m
Significant wetlands and significant coastal wetlands	120 m
Significant wildlife habitat	120 m
Significant areas of natural and scientific interest – life science	120 m
Significant areas of natural and scientific interest – earth science	50 m
Fish habitat: all other fish habitat	120 m

Importance of Wetlands

Wetlands are an important natural resource. The ecological, social, and economic benefits that can be attributed to wetlands are substantial. Wetlands maintain and improve water quality; help control flooding; provide habitat for fish and wildlife; provide conditions for a wide variety of vegetation (including rare species); and contribute to the substantial social and economic benefits such as hunting, fishing, wildlife viewing and appreciation of nature in general.

Wetlands are dynamic and change through time. In addition, new tools that improve the accuracy with which wetland boundaries are delineated are regularly developed. The Ontario Wetland Evaluation System (OWES) was developed to evaluate the significance of wetlands, and to establish criteria for the delineation of wetland boundaries.

Provincial Policy Statement

The Town of Mattawa is located in Ecoregion 5E, within the Canadian Shield. Policy 4.1.4a of the PPS states that development and site alteration shall not be permitted in significant wetlands in the Canadian shield north of Ecoregions 5E, 6E and 7E, unless it is demonstrated that there will be no negative impact on the natural features or functions.

Policy 4.1.8 of the PPS directs that development and site alteration shall not be permitted on lands **adjacent** to provincially significant wetlands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The NHRM recommends that all lands within 120 metres of a provincially significant wetland be considered adjacent lands.

Most of the larger wetlands within the Town of Mattawa appear to be south of the railway tracks outside of the heavily developed areas. None of these have been assessed to determine if they are considered Provincially Significant Wetlands. There is the potential that if these wetlands were assessed that they may be considered provincially significant.

The locations of significant wetlands are captured within MNR's wetland data available through the Land Information Ontario [website](#). Although the Town of Mattawa does not have identified significant wetlands, we request that the Town

accept any new evaluated wetland information and incorporate protection into the Official Plan.

Other Wetlands

Although the unevaluated wetlands have not been determined to be provincially significant at this time, MNR recommends that a policy is included in the OP requiring proponents to undertake a wetland evaluation, in accordance with OWES standards, prior to processing any planning approvals. In addition, it is important to recognize that wetland evaluations are open/changing files. Although a wetland may have been evaluated and have been determined not to be provincially significant, a subsequent evaluation may determine that it is significant because species/natural values can change overtime.

Official Plan Recommendations For Wetlands

We recommend that the Town of Mattawa ensure the following are addressed in the Official Plan:

- 1) Include a policy recognizing the importance of wetlands in general and supporting their protection in the municipality. Such a statement may be added to a section dealing with the overall objectives of the plan and could include a general statement about all environmentally sensitive areas.
- 2) Include a policy that states, "Development and site alteration shall not be permitted in provincially significant wetlands." An additional policy should provide that development and site alteration will not be permitted within 120 metres of the wetland boundaries unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.
- 3) Include a policy directing that should any provincially significant wetlands be identified in the Town of Mattawa, the OP policies related to significant wetlands shall apply and that the schedules may be updated to reflect the new provincially significant wetlands without amendment to the OP.
- 4) Include a policy that requires the assessment (e.g., environmental impact study) of ecological features and functions and the consideration of impacts to features and functions by a qualified individual before approval is given for new development or site alteration on lands adjacent to any provincially significant wetland. MNR recommends that lands within 120 metres of these wetlands should be considered adjacent lands.
- 5) Include a policy that recommends a wetland evaluation be undertaken for any unevaluated wetlands in accordance with OWES standards prior to processing any planning approvals.

Significant Wildlife Habitat

Importance of Wildlife Habitat

The provision for wildlife habitat is one of the primary ecological functions of natural heritage features and areas. The protection and management of wildlife habitat is fundamental to the maintenance of self-sustaining populations of wildlife and to biodiversity. The fragmentation of wildlife habitat through indiscriminate development lessens the value of habitat, and results in the loss of wildlife related

opportunities, such as recreational viewing and hunting. Significant wildlife habitat is a matter of provincial interest and is addressed in the PPS.

Provincial Policy Statement, PPS 2.1.5

Policy 4.1.5 of the PPS directs that new development and site alteration in and adjacent to significant wildlife habitat should only be permitted if it has first been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.

Adjacent Lands

MNR recommends that “adjacent” lands generally be considered those lands within 120 metres of significant wildlife habitat.

Identify and Protect Sites

The Town of Mattawa contains one known type of Significant Wildlife Habitat (SWH):

- A white-tailed deeryard (Stratum 1) is located to the north and across Highway 533. The deeryard extends to the north and west.

Medium sensitive resources have been identified in the Town of Mattawa, which can be obtained through NHIC as described in the spatial data section of this document. **Due to the sensitive nature of this habitat, sensitive information should not be included on any public land use schedules or in the text of the Official Plan and is provided for internal office use only.**

There are likely occurrences of significant wildlife habitat within the Town of Mattawa that MNR is not currently aware of. Therefore, we recommend that the municipality require a site-specific assessment to identify the potential of significant wildlife habitat when lands located beyond the boundary of a settlement area are subject to one or more of the following triggers:

- i) creation of more than three lots through either consent or plan of subdivision;
- ii) change in land use, not including the creation of a lot, that requires approval under the *Planning Act*;
- iii) shoreline consent along a large inland lake, small inland lake or large river that is within 120 metres along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and
- iv) construction for recreational uses (e.g., golf courses, serviced playing fields, serviced campgrounds, and ski hills) that require large-scale modification of terrain, vegetation or both.

Areas of significant wildlife habitat can be identified when site assessments are carried out for new development. The Significant Wildlife Habitat Technical Guide:

<https://www.ontario.ca/document/guide-significant-wildlife-habitat>

the Ecoregion 5E *Draft* Criteria Schedule:



schedule-5e-jan-20
15-access-ver-final-s

<https://dr6j45jk9xcmk.cloudfront.net/documents/4774/schedule-5e-jan-2015-access-ver-final-s.pdf>

and the Natural Heritage Reference Manual:

<https://www.ontario.ca/document/natural-heritage-reference-manual>

provides information to assist the Town of Mattawa and any qualified professional with scoping site assessments and identifying significant wildlife habitat.

Land Information Ontario (LIO) compiles, maintains, and distributes information on natural species, plant communities and species of conservation concern in Ontario (<https://www.ontario.ca/page/land-information-ontario>). It is recommended that this database is consulted when a development application is received.

Habitat of Special Concern Species

MNR recommends that habitats of species of Special Concern and other sensitive species be considered as significant wildlife habitat. Species of Special Concern are formally listed in Species at Risk in Ontario (SARO) list.

The SARO list is available on e-laws:

<https://www.ontario.ca/laws/regulation/080230> or Ontario's Species at Risk in Ontario webpage at [species risk Ontario list](#).

Nesting Sites Information

Areas of potential nesting habitat can be found in LIO mapping. It is strongly recommended that prior to approving any development application within potential nesting habitat, or within 120 metres of potential nesting habitat (i.e., adjacent lands), that the municipality contact MNR to discuss the application and the associated nesting habitat. MNR will work with the municipality to provide technical guidance on how best to assess if a nesting site is active. If an active nest is confirmed, MNR recommends that the nesting habitat be considered significant wildlife habitat. Information on the potential effects of development to a nesting habitat, as well as suggestions on appropriate mitigation measures, can be found in MNR's Significant Wildlife Habitat Mitigation Support Tool, located at: [Significant wildlife habitat mitigation support tool](#).

Please do not hesitate to contact MNR for further guidance regarding nesting habitats.

Official Plan Recommendations for Significant Wildlife Habitat

MNR recommends that the Municipality address the following in its updated OP:

- 1) Include a general policy recognizing the value of wildlife and supporting the protection of significant wildlife habitat.

- 2) Include a policy that clearly states that development and site alteration shall not be permitted in significant wildlife habitats unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions.
- 3) Include a policy that new development and site alteration will only be permitted within 120 metres of significant wildlife habitat if it has first been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Fish Habitat

Importance of Fish Habitat

Lakes, rivers, streams, ponds, and many wetlands provide fish habitat. Intermittent and seasonally flooded areas can also provide important habitat for some fish species at certain times of the year. In addition, in-water structures such as logs, stumps and other woody debris, pools and riffle areas, riparian and aquatic vegetation and ground water recharge/discharge areas also provide habitat. Habitat includes the watercourses that act as corridors that allow fish to move from one area to another.

Fish habitat provides food, cover and conditions for successful reproduction and support of their life cycle. All types of fish species (warm, cool, and cold water) require specific habitats for spawning, rearing and foraging.

Provincial Policy Statement 2.1.6

Policy 4.1.6 of the PPS directs that new development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Amongst other requirements, Section 35(1) of the federal *Fisheries Act* directs that "No person shall carry on any work, undertaking or activity that results in serious harm to fish that are part of a commercial, recreational or Aboriginal fishery, or to fish that support such a fishery."

Policy 4.1.8 of the PPS directs that development and site alteration shall not be permitted adjacent to fish habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Through careful planning and ensuring that new development occurs where it will not have a negative impact on fish habitat, municipalities are able to lessen the likelihood of serious harm to fish. Conversely, poor planning and the approval of new development adjacent to fish habitat results in a high level of risk to fish habitat.

Adjacent Lands

Most shoreline development and site alteration applications are adjacent to fish habitat. The NHRM recommends adjacent lands should generally be considered to be those lands within 120 metres of fish habitat with the exception of inland lake trout lakes that are at capacity, where greater adjacent land distances are recommended to represent the surrounding sensitive drainage area, which if developed without adequate controls, would reasonably be expected to result in negative impacts on fish habitat.

Adjacent lands should generally be measured from the seasonal high-water mark. In some areas, such as northern pike habitat where the fish spawn in areas

Identify and Protect Sites

flooded only in the spring, it is important to measure adjacent lands from the landward extent of the habitat.

Fish habitat within the municipality should be considered to include all lakes, rivers, streams, ponds, and intermittent and seasonally flooded areas, unless demonstrated to be otherwise by a qualified individual.

The Town of Mattawa is critically situated at the confluence of the Mattawa River and the Ottawa River. Both rivers have a warm water thermal regime and are known to contain the following fish species Largemouth Bass, Lake Sturgeon, Muskellunge, Northern Pike, Smallmouth Bass, Walleye and Yellow Perch. The presence of these species would mean an in-water work timing restriction from April 1st to July 15th would apply to these water bodies.

The Mattawa River area around the Mattawa Island (directly upstream of the Highway 533 bridge) is considered the spawning habitat of Northern Pike and Smallmouth Bass. Section 2.16 of the Provincial Policy Statement (PPS) directs development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Boom Creek is located at the western end of the town and drains directly into the Mattawa River. Boom Creek is considered a cold-water thermal regime as it is suspected to contain Brook Trout. In addition a number of warm water species are also suspected to be present in Boom Creek. The presence of this species means an in-water timing restriction from September 1st to June 15th.

The mouth of Boom Creek is considered a Whitefish spawning habitat. Again, Section 2.16 of the PPS must be followed for Fisheries Habitat protection.

Additional Studies

The review of specific development proposals often requires more detailed habitat inventories as well as the evaluation of potential negative impacts (which are dictated by the kind of development, magnitude and proximity to fish habitats and the nature of local fish habitat). Policy 4.1.8 of the PPS references the need for site evaluation adjacent to fish habitat. Please also see Section 5 of this report which provides our recommendations regarding site assessment and consultants' reports.

Measures such as changes to proposed lot lines and increased setbacks can help to address potential impacts, as can careful siting of future shoreline structures. Vegetative buffers would also be appropriate in some situations to minimize sedimentation of sensitive shoreline habitat and reduce migration of nutrient runoff such as phosphorous. In some locations where fish habitat is critical, due to its function and relative scarcity, new adjacent development would be expected to have a negative impact on the habitat or its ecological function.

We recommend the following:

- 1) Include a general policy that indicates support for the management and protection of fisheries resources.
- 2) Include a statement recognizing that fish habitat includes all lakes, rivers,

Official Plan Recommendations for Fish Habitat

Commented [CA(1)]: I think we need to avoid language like this for planning approvals since we don't have any decision making authority on planning approvals. Sometimes municipalities want us to make decisions we can't so we need to generally avoid this language. I should have caught this in previous versions.

streams, ponds, intermittent and seasonally flooded, unless demonstrated to be otherwise by a study completed by a qualified professional.

- 3) Include a policy that indicates that development and site alteration in or adjacent to fish habitat shall not be permitted unless it has been demonstrated that there will be no negative impacts on fish habitat and its ecological functions.
- 4) Include a policy that requires further studies to investigate the potential negative impacts of new development or site alteration when it is proposed in or adjacent to fish habitat. MNR recommends that at a minimum, adjacent lands are those within 120 metres of fish habitat.
- 5) Include a policy requiring setbacks for new development along watercourses to protect fish habitat. We recommend a minimum 30 metre setback. These setbacks should remain undisturbed and naturally vegetated.
- 6) Fish habitat may exist throughout many designations, such as Environmental Protection, Hazard Land and Development Constraint Designations. Where this occurs, it is important to ensure that appropriate protection is afforded to fish habitat regardless of the designation that is used.

Significant Areas of Natural and Scientific Interest (ANSI)

Areas of natural and scientific interest (ANSIs) are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education. ANSI can be one of two types – life science ANSIs or earth science ANSIs. Life science ANSIs are significant representative segments of Ontario's biodiversity and natural landscapes, including specific types of forests, valleys, prairies and wetlands, their native plants and animals, and their supporting environments. They contain relatively undisturbed vegetation and landforms, and their associated species and communities. Earth science ANSIs consist of some of the most significant representative examples of the bedrock, fossil, and landforms in Ontario, and include examples of ongoing geological processes.

A significant ANSI is an area identified by MNR using evaluation procedures established by the province, as amended from time to time. Provincially significant life science ANSIs include the most significant and best examples of the natural heritage features in the province, and many correspond with other significant features and areas such as wetlands, woodlands, and valley lands.

The NHRM clarifies that only provincially significant ANSIs are considered 'significant' for the purposes of the PPS. However, ANSIs of regional significance or locally significance may still add value to natural heritage systems. Municipalities may choose to protect these features so long as doing so does not conflict with another provincial interest.

Policy 4.1.5 e and 4.1.8 of the PPS direct that development and site alteration shall not be permitted within or adjacent to significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Importance of ANSIs

Provincial Policy Statement

Adjacent Lands

Adjacent lands are the lands within which impacts must be considered and within which the compatibility of a development proposal must be addressed. The NHRM recommends that all lands within 120 metres of a significant ANSI (life science) and 50 metres of a significant ANSI (earth science) are considered adjacent lands.

Identify and Protect Sites

Granting the Town of Mattawa does not contain any confirmed significant ANSIs at this time, the MNR recommends that a policy be included in the OP to protect ANSIs in case one or more are confirmed at a later date.

There are no candidate ANSIs in the Town of Mattawa.

Official Plan Recommendations For ANSIs

We recommend the following:

- 1) Include a general policy recognizing the value of ANSIs and supporting the protection of provincially significant ANSIs such as: "Council recognizes the importance and value of ANSIs and supports the protection of significant ANSIs." Such a statement may be added to a section dealing with overall objectives of the plan and could include a general statement about all environmentally sensitive area.
- 2) Include a policy that indicates that development and site alteration within or adjacent to a provincially significant ANSI shall not be permitted unless it has been demonstrated that there will be no negative impacts on the ANSI and its ecological functions.
- 3) Include a policy that requires the assessment (e.g. environmental impact study) of ecological features and functions of lands identified as a provincially significant ANSI and adjacent lands (i.e. within 120 metres of a life science ANSI and within 50 metres of an earth science ANSI) to determine potential for negative impacts as a result of proposed development or site alteration. This policy could read "Development and site alteration shall not be permitted in provincially significant ANSIs and its adjacent lands unless it has been determined, via an environmental impact study completed by a qualified individual, that there will be no negative impacts on the natural features or their ecological functions."
- 4) Include a mechanism (such as site plan control, consent or subdivider's agreements) that would minimize and control the removal of vegetation and ensure the protection of naturally vegetated buffers adjacent to any provincially significant ANSIs when identified.

Section 2: Non- Renewable Resources

Mineral Aggregates Resources

Importance Of Aggregates

Mineral aggregates are a non-renewable resource. All municipalities in Ontario possessing mineral aggregate resources share a responsibility for ensuring that the use of the mineral aggregate deposits in their jurisdiction is not impeded by inappropriate land use development. Aggregate resource extraction should be considered an interim land use; if appropriate rehabilitation measures are used, sites of extraction can be returned to a subsequent productive use compatible with surrounding land uses.

Policy 4.5.1 of the PPS requires municipalities to recognize and protect mineral aggregate resources and existing operations. The term “mineral aggregates” refers to gravel, sand and various types of bedrock that are suitable for construction, industrial, manufacturing and maintenance purposes.

Generally, the intent of Policy 4.5.2.4 is to ensure protection of the long-term resource supply and to ensure mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

Section 4.5.2.5 of the PPS directs that known mineral aggregate deposits be protected from incompatible uses in or adjacent to these deposits. MNR’s *Non-Renewable Resources Training Manual* (1997) recommends that areas considered “adjacent to” bedrock deposits should extend at least 500 metres from the outside boundary of the deposit; lands considered adjacent to sand and gravel deposits should extend at least 300 metres from those deposits.

The Ministry of the Environment, Conservation and Parks’ *Guideline D-6 - Compatibility between Industrial Facilities and Sensitive Land Uses* applies to pits and quarries where, in the absence of site-specific studies, sensitive land uses (including residential uses) are proposed near an existing pit and/or quarry. The guidelines recommend applying the following:

- a potential influence area (i.e., area within which adverse effects may be experienced) of 1000 metres from an existing pit or quarry within which potential impacts should be assessed before new approvals are granted; and
- a recommended minimum separation distance of 300 metres between existing pits and quarries and new sensitive land uses.

The MNR recommends that, prior to a planning decision being made, that a site-specific study be prepared by a qualified professional to determine the appropriate setback or “buffer” from aggregate deposits and existing aggregate operations.

The Town of Mattawa no has authorized active sites. Locations of aggregate sites under an ARA license or permit can be accessed with Ontario’s Find Pits and Quarries Online Tool: <https://www.ontario.ca/page/find-pits-and-quarries>.

Additionally, information regarding aggregate resource mapping of aggregate resources can be found at [GeologyOntario \(gov.on.ca\)](http://GeologyOntario.gov.on.ca).

We recommend that the Town ensure that the following PPS 2024 policies and recommendations are addressed in the Official Plan and that it also includes a recognition that the Aggregate Resources Act is the authoritative source for the control and regulation of aggregate operations.

- 1) Continue to identify and protect legally existing pits and quarries, and aggregate deposits from new or expanded incompatible land uses. in local official plans
- 2) Continue to include a policy that does not permit incompatible land uses and activities adjacent to existing pits or quarries. The current OP policy that discourages the creation of new residential lots or similar sensitive land uses within 150 metres of a Licensed Pit and/or Quarry should be revised to reflect the recommended minimum 300 m and 500 m separation from existing pits and quarries respectively.
- 3) Include a policy that, before approving any changes in land use adjacent to a licensed pit or quarry, The Town of Mattawa should require a site-specific study to demonstrate that the proposed development will not preclude or hinder the existing operation from continued use or future expansion. The 300 m and 500 m adjacent lands identified above should be specifically identified in the policy to provide clarity as to when such a study is required.
- 4) Continue to include a policy that does not permit incompatible land uses and activities within and also adjacent to significant aggregate resource areas.

Continue to include the following criteria as outlined by Policy 4.5.2.5 of the PPS in the Official Plan to guide in determining if new non-aggregate related development in areas of, or adjacent to, aggregate deposits would be appropriate:

- v) resource use or extraction would not be feasible; or
- vi) the proposed land use or development serves a greater long-term public interest; and
- vii) issues of public health, public safety and environmental impact are addressed.

The Town of Mattawa should continue to require a proponent of development in aggregate resource areas or on adjacent lands to prepare a study to address each of the above criteria before approving any changes in land use. The 300 m and 500 m adjacent lands identified above should be specifically identified in the policy to provide clarity as to when such a study is required.

- 5) Continue to include a policy to address Policy 4.5.5 of the PPS which states that wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts will be permitted without the need for an Official Plan or zoning amendment. MNRF recognizes that these activities may not be permitted in areas of existing development or areas of environmental sensitivity.
- 6) Continue to include a policy that requires compatible progressive and final rehabilitation of extraction sites in accordance with the ARA.
- 7) Continue to recognize that the *Aggregate Resources Act* is the authoritative source with respect to the control and regulation of aggregate operations in Ontario.
- 8) Include a policy that directs that, where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of

extraction of new or existing mineral aggregate operations as per PPS Policy 4.5.4.2.

Section 3: Protecting Public Health and Safety

*Natural Hazards-
General*

The Town of Mattawa is within the jurisdictional area of the North Bay Mattawa Conservation Authority (NBMCA) for municipal plan reviews. Where a conservation authority (CA) exists, MNR has delegated the responsibility for representing provincial interests for most natural hazard policies in the PPS to the CA. The Town of Mattawa should work with the NBMCA to ensure the OP is consistent with the PPS natural hazards policies.

Natural Hazards

*Provincial Policy
Statement for
Wildland Fire*

Policy 5.2.9 of the PPS 2024 deals with development in areas of hazardous forest types for wildland fire. It directs that, "development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire." It indicates development may be permitted in areas where the risk of fire is mitigated in accordance with wildland fire assessment and mitigation standards.

The PPS defines wildland fire assessment and mitigation standards as the combination of risk assessment tools and environmentally appropriate mitigation measures identified by MNR to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure, and property from wildland fire.

*Risk
Identification*

Wildland fire assessment is the evaluation of the wildland fire risk factors of an area or site. This is necessary to determine the presence of hazardous forest types for wildland fire (i.e., areas of high to extreme risk for wildland fire), and to inform the selection of environmentally appropriate measures to mitigate the determined risk of wildland fire.

Approaches to assessing the risk of wildland fire will vary depending on the availability of information such as forest resource inventories, the characteristics of the hazardous forest types present, and the extent of development pressures within the municipality or planning area. Planning authorities should undertake a detailed assessment to identify the presence of areas of high to extreme risk for wildland fire when developing official plan policies for their jurisdiction. This review should consider risk factors such as predominant vegetation, topography, slope, road patterns, water sources, and historic patterns of wildland fire for the planning area.

A site-specific approach to meeting the test of consistency with the PPS could consist of:

- 1) a review of generalized wildland fire hazard mapping produced by MNR (as discussed below); and

- 2) a requirement for a wildland fire assessment to accompany a Planning Act application. This assessment should consider and document the following factors for subject lands and adjacent lands (to the extent possible):
 - a) predominant vegetation (fuel types), particularly those that are high to extreme risk for wildland fire
 - b) forest condition (e.g., presence of storm or insect damage)
 - c) topography and slope
 - d) presence of water source(s)
 - e) distance to organized response resources (e.g., fire station)
 - f) access

MNR data to support identifying potential hazardous types for wildland fire can now be downloaded from the Land Information Ontario (LIO) [website](#). The data class is called “*Fire – Potential Hazardous Forest Types for Wildland Fire*”.

The data depicts areas that may contain hazardous forest types for wildland fire. This data set, which is available for the entire province, provides a coarse scale assessment which identifies areas that have potential hazardous forest types and is intended to indicate areas with potential risk for wildland fire. Complete assessment of risk and determination of any needed mitigation measures can only be done with confidence on a site-specific basis. Lands that are not identified by the MNR within this data set as being within a hazardous forest type for wildland fire still require assessment.

The Town of Mattawa is encouraged to continue to use generalized wildland fire hazard spatial data from the MNR as an information map in the Official Plan, as an interim measure. When a detailed assessment is undertaken as discussed above, resulting spatial data could be included in the Official Plan as an overlay or schedule.

MNR has developed guidance material to assist planning authorities in implementing the wildland fire policies of the PPS. The Wildland Fire Risk Assessment and Mitigation Reference Manual (2017) is available at: <https://www.ontario.ca/page/wildland-fire-risk-assessment-and-mitigation-reference-manual>.

We recommend the following:

- 1) Include a policy that states that “Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.”
- 2) Include a policy that states that “Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.”
- 3) Include a policy that commits the municipality to use the best available information from MNR to screen development applications for potential risk areas.

Human-made Hazards

Roles and Responsibility

It is the responsibility of municipalities to identify areas subjected to hazards, including human-made hazards, and develop management plans to limit exposure to public health and safety risks.

Provincial Policy for Human-made Hazards

PPS Policy 5.3.1 directs that development on, abutting or adjacent to lands affected by former mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

Identify Human-made Hazards

The location of former mineral aggregate operations can be identified using data available through LIO.

MNR recommends the following:

Official Plan Recommendations for Human-made Hazards

- 1) Include policy stating that development on, abutting or adjacent to lands affected by human-made hazards should not be permitted unless rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.
- 2) Identify unrehabilitated aggregate sites on a land use schedule and as human-made hazards, unless Council knows an area to be otherwise.
- 3) Consider including policy to address development and site alteration in areas of human-made hazards, including identifying when technical studies will be required for new development and when development may be permitted.

Section 4: Crown Land Management

MNR's Role

MNR is responsible for the management of Crown land, pursuant to the *Public Lands Act*. This includes acquisition, disposition and management of Crown lands and waters. The Ministry endeavors to administer all Crown assets in the best public interest.

Although the Crown is not bound by municipal planning documents, the *Planning Act* requires the Crown to consult with, and have regard for the "established planning policies" of municipalities in its decisions or planning processes.

MNR has posted on the internet a Crown Land Use Policy Atlas. This Atlas consolidates existing local land use policies for Crown lands in a large part of Ontario. The Crown Land Use Policy Atlas can be accessed through the following website address: <https://www.ontario.ca/environment-and-energy/crown-land-use-policy-atlas>.

Generally, Crown land activities may include forest management, fishing, hunting, trapping, mineral exploration, extraction of sand and gravel and other recreational activities. Activities on Crown land are subject to the policies contained in the Crown Land Use Policy Atlas.

Commented [CA(2)]: Not true anymore, CLUPA has been updated.

Policy 3.9 of the PPS emphasizes the importance of public spaces, parks and open space in planning for healthy, active communities. Beds of most waterbodies including lakes, rivers and some streams are Crown land in Ontario. As such, development and activities in these areas may require authorization under the *Public Lands Act* (except for areas under Federal jurisdiction e.g. the Rideau Canal).

Commented [CA(3)]: Protected areas aren't our jurisdiction so lets remove

We recommend the following:

- 1) Continue to identify Crown lands as an overlay in the Official Plan.
- 2) Include a policy that recognizes that the beds of most waterbodies are public land in Ontario and that authorizations under other legislation in these areas may be required.
- 3) Include a policy that commits the municipality to regulate shoreline structures within waterbodies to address local concerns that are not captured in provincial or federal level legislation.

Section 5: Site Assessment

We strongly recommend that the Town of Mattawa generally require a site-specific assessment before new planning approvals are granted. Such an assessment would enable the municipality to be consistent with the full range of natural heritage and natural hazards policies of the PPS. The limitations of existing MNR data have been discussed in earlier sections of this report. Site-specific assessment should include an appropriate level of site assessment by a qualified individual. For certain values, detailed assessment can be adequately carried out only by a specialist (e.g. botanist, herpetologist, wetland specialist, hydrological engineer), at a certain (appropriate) time of year.

Where values are identified, site assessment should be followed by site-specific impact assessment, which would identify the values, potential impacts from the proposed development and site alteration, and proposed mitigation measures to protect values.

Generally, we recommend that such consultants be retained by the municipality (with costs passed to the development proponent) to ensure that there is no bias to the report. Where consultants are retained by the development proponents, we recommend that municipalities have those reports peer reviewed by another qualified consultant who is retained by the municipality (with costs passed to the proponent).

Commented [CA(4)]: Just a flag for me, I'm not sure we should be advising what goes into an EIS. But lets leave in for now and re-examine for the template.

We encourage Council to ensure that the following is included in the Official Plan:

- 1) Continue to include policies requiring some level of site-specific assessment before new planning approvals are granted.
- 2) Include a policy indicating that completion of an assessment does not ensure development proposals will be approved; rather they provide information that enables the planning authority to make wise planning decisions.

- 3) Continue to define the contents or provide guidelines for the preparation of an environmental impact study (EIS). For example, an EIS should:
- a) Demonstrate that assessments were done at the appropriate time of year and with an appropriate level of effort, including a description of the survey dates, weather conditions and survey methods;
 - b) Include a description of the development proposal and purpose;
 - c) Include a description of existing on-site and adjacent conditions and land uses (including the designation in the Official Plan and zoning in the Zoning by-law);
 - d) Include maps and diagrams illustrating the development location and activities including building locations, site grading, landscaping, drainage works, roadway construction, paving, sewer and water servicing in relation to various environmental considerations;
 - e) Define the nature and the boundaries (including mapping) of any significant features and ecological features and functions on or adjacent to the site (e.g. the identification of vegetation communities using the Ecological Land Classification (ELC) system, a description of wooded areas if present, the role of these wooded areas with respect to wildlife);
 - f) Include species lists (species at risk, plants, birds, mammals, reptiles, amphibians, other wildlife, fish species, etc.);
 - g) Identify and evaluate the significance and boundaries of any unevaluated natural heritage features and values on and adjacent to the site that could be adversely affected by the proposed development;
 - h) Include an appendix that contains complete lists of the flora and fauna species and features that were observed on site and which ELC community they were observed in;
 - i) Assess potential negative impacts (direct, indirect, short and long-term) to the ecological features and functions of the site;
 - j) Identify mitigation measures including monitoring;
 - k) Identify net impacts that cannot be mitigated, etc.

Reference Materials

Provincial Policy Statement, 2020:

<https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>

Oil, Gas and Salt Resources (OGSR) Library:

www.ogsrlibrary.com/

Second Edition Natural Heritage Reference Manual (2010):

www.ontario.ca/environment-and-energy/natural-heritage-reference-manual

Significant Wildlife Habitat Technical Guide (October 2000) and Decision Support System (document included in attached resource package):

www.ontario.ca/environment-and-energy/guide-significant-wildlife-habitat

Ecozones and Ecoregions of Ontario:

www.ontario.ca/environment-and-energy/ecosystems-ontario-part-1-ecozones-and-ecoregions

Natural Heritage Information Centre (NHIC):

<https://www.ontario.ca/page/natural-heritage-information-centre>

Natural Heritage Reference Manual (NHRM) – June 1999; updated

March 2010*: <https://docs.ontario.ca/documents/3270/natural-heritage-reference-manual-for-natural.pdf>

Aggregate Resources Program – Policy and Procedures Manual, (April 2006):

www.ontario.ca/environment-and-energy/aggregate-resources-policies-and-procedures

Land Information Ontario (LIO):

<https://www.ontario.ca/page/land-information-ontario>

Wildland Fire Risk Assessment and Mitigation Reference Manual (2014):

<https://www.ontario.ca/page/wildland-fire-risk-assessment-and-mitigation-reference-manual>

Other technical document available on request:

- Non-Renewable Resources Training Manual – March 1997

GEO Layers

Wildlife Values Site (nesting sites are in this data set)
<https://geohub.lio.gov.on.ca/datasets/wildlife-values-area/explore>

Wildlife Values Area
<https://geohub.lio.gov.on.ca/datasets/lio::wildlife-values-area/explore?location=49.019856%2C-84.736890%2C4.83>

Fish Activity Area (spawning sites are in this data set)
<https://geohub.lio.gov.on.ca/datasets/lio::fish-activity-area/explore?location=49.019896%2C-84.736900%2C5.47>

Fishing Access Point
<https://geohub.lio.gov.on.ca/datasets/lio::fishing-access-point/explore?location=50.580480%2C-84.745000%2C5.18>

ARA survey point
<https://geohub.lio.gov.on.ca/datasets/lio::aquatic-resource-area-survey-point/explore>

ARA survey line
<https://geohub.lio.gov.on.ca/datasets/lio::aquatic-resource-area-line-segment/explore>

Wetlands (in particular, PSW, non-significant, unevaluated)
<https://geohub.lio.gov.on.ca/datasets/mnrf::wetlands/explore?location=48.998431%2C-84.834657%2C5.33>

Provincial Park Regulated (Park)
<https://geohub.lio.gov.on.ca/datasets/provincial-park-regulated>

Conservation Reserve (CR)
<https://geohub.lio.gov.on.ca/datasets/conservation-reserve-regulated/explore?location=49.013258%2C-84.732487%2C4.83>

Area Of Natural Scientific Interest (ANSI)
<https://geohub.lio.gov.on.ca/datasets/areas-of-natural-and-scientific-interest-ansi/explore?location=49.013258%2C-84.732487%2C4.83>

Potential Hazardous wildand fire
<https://geohub.lio.gov.on.ca/documents/lio::fire-potential-hazardous-forest-types-for-wildland-fire/about>

Aggsite Authorized Active
<https://geohub.lio.gov.on.ca/datasets/aggregate-site-authorized-active/explore?location=49.019896%2C-84.736900%2C4.83>

Aggsite Authorized Inactive
<https://geohub.lio.gov.on.ca/datasets/aggregate-site-authorized-inactive/explore?location=49.019896%2C-84.736900%2C4.83>

Aggregate Site Unrehabilitated
<https://geohub.lio.gov.on.ca/datasets/aggregate-site-unrehabilitated/explore?location=49.013258%2C-84.732487%2C4.83>

Abandoned Mine Information System (AMIS)
https://www.geologyontario.mndm.gov.on.ca/AMIS_Description.html

Ministry of Agriculture,
Food and Agribusiness

Ministère de l'Agriculture,
de l'Alimentation et de
l'Agroalimentaire



2nd Floor
1 Stone Road West
Guelph, Ontario N1G 4Y2
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1, rue Stone ouest
Guelph (Ontario) N1G 4Y2
Tél. : 519-826-4151

**Food Safety and Environmental Policy Branch
Land Use Policy and Stewardship Unit**

December 17, 2024 (sent via email)

Follow up to Pre-consultation with the Town of Mattawa – December 2, 2024

OMAFA/MRA Contact

Ken Mott, Rural Planner with OMAFA at ken.mott@ontario.ca at 613-290-9112.

Scope of Review

The Ministry of Agriculture, Food and Agri-business (OMAFA) has prepared preliminary comments in support of the Town of Mattawa Official Plan update. The scope of the following preliminary comments is limited to the goals and objectives of this Ministry as represented in the Provincial Planning Statement (PPS), 2024, related OMAFA-developed implementation documents and guidance materials, as well as links and resources that may be of assistance.

It is understood that the Town's current official plan is dated 1991 so for the purposes of this letter only a number of the new policies associated with the PPS 2024 are highlighted.

Agricultural System

- Policy 4.3.1.1 of the PPS 2024 requires that municipalities use an agricultural system approach. An agricultural system has two components: an agricultural land base and an agri-food network. The Town of Mattawa is encouraged to continue to support and foster the long-term economic prosperity and productive capacity of the regional agri-food network.
- An **agri-food network** includes infrastructure, services, and other agri-food assets that form part of the value chain.
 - To support municipalities in their implementation of an agricultural system approach, OMAFA is prioritizing an update to the [Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe \(2018\)](#) to reflect the geographical application and direction in the PPS 2024.



- It is recommended that the Town of Mattawa policies in its new official plan recognize its broader context in an agricultural community and its role in the agricultural system (e.g. food manufacturing facilities, urban agriculture, food hub, farmers market, infrastructure / goods movement, large animal veterinarians, etc.).
 - The [Agricultural System Portal](#) may be used to identify agri-food network elements that together comprise the agricultural system, as well as agri-food sector statistics.
 - [ConnectON](#) is an economic development tool that provides geo-mapped asset data for the agri-food and manufacturing sectors.
 - The Town is encouraged to refer to [Agriculture Economic Development: A Resource Guide for Communities](#), a document that supports municipalities in fostering long-term economic prosperity and viability of the agri-food sector when implementing the agricultural system.
- As the agricultural system extends beyond municipal boundaries, the Town may wish to collaborate on / participate in regional agri-food strategies or similar work that may be initiated in partnership with its adjacent municipalities.

Agricultural Impact Assessments

- PPS 2024 identifies that Agricultural Impact Assessments (AIAs) are required for aggregate operations and non-agricultural uses in prime agricultural areas.
- It is recommended that the Town shall consider AIA when considering Settlement Area Boundary Expansion

Additional Residential Units

- PPS 2024 policy 4.3 includes some updated policies on ARUs and lot creation in agricultural lands that the Town should consider within their new policy context.

Rural Lands

- Policies 2 and 3 of PPS 2024 including updated policies on rural lands and permitted uses for consideration by the Town.

Minimum Distance Separation (MDS)

- OMAFA supports the Town in continuing to have direction respecting MDS in its new official plan to recognize that the Town is situated in an agricultural area and there is a potential interface with surrounding livestock operations.
- It is recommended that the in-effect official plan, which provides policies and direction respecting MDS be reviewed in light of the following guidelines:
 - [Minimum Distance Separation \(MDS\) Document](#)

Permitted Uses

- OMAFA recommends that the in-effect official plan, which provides policies and direction respecting MDS be reviewed in light of the following guidelines:
 - [Guidelines on Permitted Uses Document](#)
- Please note the use of on-farm diversified use in this guideline to provide some additional economic opportunities for agricultural operations

Definitions

- OMAFA recommends that the Town update it's definitions for agricultural uses and agricultural lands to provide consistency and clarify for agricultural terms and align them with definitions in the PPS, 2024, the MDS Document and the Guidelines on Permitted Uses (see hyperlinks above).

Data Sources

- Please note that all of OMAFA's available GIS information is available via the province's data warehouse [GeoHub](#). OMAFA provides supporting mapping information for agricultural systems via the [Ag System Portal](#).

Should you have any questions please feel free to contact me at the email below.

Regards,

Ken Mott

Ken Mott

Rural Planner

(613) 290-9112

Ken.mott@ontario.ca

Cc: David Ferrone, MAH

Table 2: 10% Below Average Resale Price, 2023

Regional Market Area	10% Below Average Resale Price
Ontario	\$795,000
City of Toronto	\$1,089,000
Central	\$1,002,000
Regional Municipality of Durham	\$871,000
Regional Municipality of Halton	\$1,176,000
City of Hamilton	\$781,000
District Municipality of Muskoka	\$934,000
Regional Municipality of Niagara	\$654,000
Regional Municipality of Peel	\$1,022,000
County of Simcoe	\$781,000
Regional Municipality of York	\$1,226,000
Eastern	\$533,000
City of Cornwall	\$386,000
County of Hastings	\$492,000
City of Kawartha Lakes	\$660,000
City of Kingston	\$573,000
County of Lanark	\$526,000
UC of Leeds and Grenville	\$469,000
County of Lennox and Addington	\$634,000
County of Northumberland	\$670,000
City of Ottawa	\$648,000
City of Peterborough	\$659,000
UC of Prescott and Russell	\$464,000
County of Renfrew	\$406,000
Southwestern	\$642,000
City of Brantford	\$655,000
County of Bruce	\$593,000
Municipality of Chatham-Kent	\$403,000
County of Dufferin	\$912,000
County of Grey	\$709,000
County of Huron	\$559,000
County of Lambton	\$523,000
City of London	\$611,000
County of Norfolk	\$618,000
County of Oxford	\$640,000
City of St. Thomas	\$562,000
City of Stratford	\$602,000
Regional Municipality of Waterloo	\$740,000
County of Wellington	\$816,000
City of Windsor	\$520,000
Northeastern	\$372,000
Algoma DSAB	\$253,000
Cochrane DSSAB	\$248,000
City of Greater Sudbury	\$413,000
Manitoulin-Sudbury DSSAB	\$333,000
Nipissing DSSAB	\$392,000
Parry Sound DSSAB	\$685,000
Sault Ste. Marie DSSAB	\$311,000
Timiskaming DSSAB	\$242,000
Northwestern	\$313,000
Kenora DSSAB	\$354,000
Rainy River DSSAB	\$228,000
Thunder Bay DSSAB	\$311,000

Source: Real Property Solutions House Price Index

Note: The average resale price may be influenced, particularly in smaller areas, by the number and type of house resales.

Contact: Agnes Gozdzik | Community and Supportive Housing Division | Housing.Research@ontario.ca

Average Apartment Rents, Ontario, 2023

Table 4. Average Rent by Bedroom Count

Regional Market Area	Bachelor Rent	1 Bedroom Rent	2 Bedroom Rent	3 Bedroom Rent	4+ Bedroom Rent	Total Bedroom Rent
Ontario	\$1,271	\$1,482	\$1,697	\$1,991	\$2,974	\$1,607
City of Toronto	\$1,427	\$1,708	\$1,992	\$2,232	\$3,460	\$1,842
Central	\$1,407	\$1,676	\$1,925	\$2,157	\$2,726	\$1,807
Regional Municipality of Durham	\$1,036	\$1,396	\$1,640	\$1,895	**	\$1,607
Regional Municipality of Halton	\$1,243	\$1,623	\$1,853	\$1,864	**	\$1,776
City of Hamilton	\$1,017	\$1,326	\$1,543	\$1,668	\$1,870	\$1,425
District Municipality of Muskoka	\$981	\$1,050	\$1,325	\$1,391	**	\$1,258
Regional Municipality of Niagara	\$949	\$1,229	\$1,394	\$1,484	**	\$1,334
Regional Municipality of Peel	\$1,163	\$1,624	\$1,856	\$1,975	\$2,006	\$1,764
County of Simcoe	\$1,020	\$1,284	\$1,485	\$1,696	**	\$1,403
Regional Municipality of York	\$1,022	\$1,511	\$1,779	\$2,020	**	\$1,664
Eastern	\$1,132	\$1,355	\$1,566	\$1,878	\$3,100	\$1,468
City of Cornwall	\$833	\$900	\$1,092	\$1,111	**	\$1,023
County of Hastings	\$953	\$1,199	\$1,333	\$1,787	**	\$1,298
City of Kawartha Lakes	\$834	\$1,354	\$1,498	\$1,918	**	\$1,424
Haliburton County	**	**	**	**	**	**
City of Kawartha Lakes + Haliburton County	\$834	\$1,354	\$1,498	\$1,918	**	\$1,424
City of Kingston	\$1,035	\$1,333	\$1,612	\$1,850	**	\$1,523
County of Lanark	**	\$1,331	\$1,466	**	**	\$1,431
UC of Leeds and Grenville	\$872	\$965	\$1,208	\$1,284	**	\$1,158
County of Lennox and Addington	**	\$1,011	\$1,321	**	**	\$1,197
Prince Edward Division	**	\$1,085	\$1,092	**	**	\$1,093
County of Lennox & Addington + Prince Edward Division	**	\$1,033	\$1,248	**	**	\$1,164
County of Northumberland	\$1,044	\$1,450	\$1,447	\$1,778	**	\$1,461
City of Ottawa	\$1,172	\$1,415	\$1,713	\$2,032	\$3,360	\$1,544
City of Peterborough	\$877	\$1,173	\$1,411	\$1,640	**	\$1,325
UC of Prescott and Russell	\$632	\$770	\$1,209	**	**	\$1,097
County of Renfrew	\$812	\$930	\$1,071	\$1,569	**	\$1,047
Southwestern	\$984	\$1,237	\$1,485	\$1,636	**	\$1,382
City of Brantford	\$984	\$1,215	\$1,432	\$1,390	**	\$1,348
County of Bruce	**	\$1,040	\$1,464	\$1,491	**	\$1,383
Municipality of Chatham-Kent	\$761	\$1,065	\$1,151	\$1,031	**	\$1,102
County of Dufferin	**	\$1,285	\$1,414	\$1,550	**	\$1,341
County of Grey	\$820	\$996	\$1,113	\$1,184	**	\$1,072
County of Huron	**	\$779	\$864	**	**	\$829
County of Lambton	\$967	\$1,101	\$1,306	\$1,545	**	\$1,228
City of London	\$957	\$1,191	\$1,479	\$1,706	**	\$1,360
County of Norfolk	\$677	\$1,190	\$1,100	**	**	\$1,121
County of Oxford	\$936	\$1,186	\$1,383	\$1,990	**	\$1,330
City of St. Thomas	\$1,013	\$1,097	\$1,477	**	**	\$1,331
City of Stratford	\$1,058	\$1,403	\$1,445	\$1,456	**	\$1,422
Regional Municipality of Waterloo	\$1,164	\$1,346	\$1,658	\$2,039	**	\$1,574
County of Wellington	\$1,145	\$1,487	\$1,629	\$1,627	**	\$1,569
City of Windsor	\$856	\$1,055	\$1,253	\$1,341	**	\$1,128
Northeastern	\$833	\$1,005	\$1,251	\$1,334	**	\$1,158
Algoma District	\$705	\$929	\$1,084	\$1,017	**	\$1,024
Algoma DSSAB	\$705	\$929	\$1,084	\$1,017	**	\$1,024
Cochrane DSSAB	\$828	\$1,039	\$1,243	\$1,194	**	\$1,159
City of Greater Sudbury	\$877	\$1,043	\$1,361	\$1,527	**	\$1,232
Manitoulin District	**	**	**	**	**	**
Sudbury District	**	**	**	**	**	**
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$718	\$964	\$1,202	\$1,438	**	\$1,132
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	\$695	\$956	\$1,149	\$1,037	**	\$1,068
Timiskaming DSSAB	**	**	**	**	**	**
Northwestern	\$803	\$1,042	\$1,308	\$1,615	**	\$1,205
Kenora DSSAB	\$535	\$916	\$961	**	**	\$927
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$823	\$1,054	\$1,320	\$1,621	**	\$1,221

Source: CMHC, Rental Market Survey, October 2023

** Data suppressed to protect confidentiality, not statistically reliable or not available

Contact: Agnes Gozdzik | Community and Supportive Housing Division | Housing.Research@ontario.ca

Ministry of Mines

Mineral Development and Lands
Branch

933 Ramsey Lake Road, B6
Sudbury ON P3E 6B5
Tel.: (705) 670-5798
Fax: (705) 670-5803
Toll Free: 1-888-415-9845, Ext 5798

Ministère des Mines

Direction de l'exploitation des minéraux et de
la gestion des terrains minier

933, chemin du lac Ramsey, étage B6
Sudbury ON P3E 6B5
Tél. : 705 670-5798
Télééc. : 705 670-5803
Sans frais : 1 888 415-9845, poste 5798

**Please be aware of the following regarding the Abandoned Mines Information System (AMIS) data:**

The information herein is provided by MINES free of charge and for information purposes only. All information is provided “as is” without warranties or conditions of any kind either expressed or implied. In providing the AMIS database information, MINES and the Government of Ontario accept no liability and make no warranty or any representation regarding the use, accuracy, applicability, completeness, performance, availability, security or reliability of the information, through field measurements or otherwise. It is the sole responsibility of the person choosing to receive and use this information to verify the accuracy of any information obtained from this data package. The reader is warned to undertake his or her own independent investigation to validate this information. Reports provided within are not compliant with CSA standards.

The maps and/or coordinates provided are not intended for navigational, survey, or land title determination purposes. Maps included may not show unregistered land tenure and interests in land including certain patents, leases, easements, right of ways, flooding rights, licences, or other forms of disposition of rights and interest from the Crown. Land tenure and land uses that restrict or prohibit free entry to stake mining claims may not be illustrated.

Ministry Contact Information**Abandoned Mines Program**

Willet Green Miller Center – Level B6
933 Ramsey Lake Road
Sudbury ON P3E 6B5

Emilie Trottier

Telephone: (705)280-8658

Email: emilie.trottier@ontario.ca

Mine Hazards Technical Specialist

Ministry of Mines
5520 Hwy 101 East
OGC, E-Wing
South Porcupine, ON

Ministère des Mines
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Paul Laperriere
Interim CAO/Treasurer
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Anthony Hommik
Manager, Planning Services, Senior Planner
Jp2g Consultants Inc
12 International Drive, Pembroke, ON
K8A 6W5
e: AnthonyH@jp2g.com

November 12, 2024

Re: Background Information for the review of Town of Mattawa Official Plan.

I am forwarding reference materials for the review of the Town of Mattawa Official Plan.

This information will help form the basis of the content of the official plan with respect to the protection of long-term resource supply as in the Provincial Policy Statement 2024 (Section 4.4.2) and protecting public health and safety (Section 5.3.1).

Enclosed, please find copies of the following maps for the Town of Mattawa:

- Mineral Deposits and Bedrock Geology.
- Mining lands Tenure and Abandoned Mines Information System (AMIS) site location map.
- Metallic Mineral Potential Estimation Tool (MMPET) Index; and,
- Surficial Geology.

The facts for the Town of Mattawa, which comprises of parts of the townships of Papineau in the south and Mattawan in the north, include the following:

- The Town of Mattawa is comprised of a mix of land tenure which includes:
 - a. Patented non-mining lands (surface rights only; surface and mining rights).
 - b. Alienated lands (Mattawan Reserve, Mattawa Town Plot).
- The Town of Mattawa is underlain by the following suite of rocks:

- a. Felsic igneous rocks: Type 43 Tonalite, granodiorite, monzonite, granite, syenite; derived gneisses.
- The surficial geology indicates material that is comprised of: bedrock covered with a thin layer of drift in the south and the east, glaciofluvial outwash deposits in the north (gravel and sand, includes proglacial river and deltaic deposits), and a parcel of glaciolacustrine deposits in the west (silt and clay, minor sand, basin and quiet water deposits). No aggregate resources inventory paper (ARIP) covers the Town of Mattawa.
- There are no OMI (Ontario Mineral Inventory) points in the Town of Mattawa.
- There are no records in the Ontario Assessment File Database (OAFD) within the Town of Mattawa within the span of 2014 to 2024.
- The Ministry’s Metallic Mineral Potential Estimation Tool (MMPET), a GIS-based model, was used to get an estimation of the mineral potential of the proposed project area. For the Town of Mattawa, the mineral potential scores from 40.1 to 50. The map is attached to this letter.
- The Abandoned Mines Information System (AMIS) provides information on all known and recorded abandoned and inactive mine sites located on both Crown and privately held lands within the province of Ontario.

Please note that AMIS information should be used as per the instructions provided in the AMIS Disclaimer.

The AMIS data is up to date as of March 6, 2024, and is published online on the Geology Ontario website. We request that during the official plan five-year update, the municipality visit [Geology Ontario](https://www.geology.gov.on.ca/) to obtain and assess the latest AMIS with their municipal boundary.

There are no AMIS sites within the Town of Mattawa Area.

AMIS Map and disclaimer are attached to this letter.

Planning advice:

- It is recommended to create a “Minerals” section, independent from the “Mineral Aggregates”, like in the PPS 2024 since each section originate from different acts (i.e. Mining Act and Aggregate Resources Act respectively).
- Aforementioned sections of the PPS 2024 (sections 4.4.2 and 5.3.1) should be addressed within the official plan. Municipalities tend to insert section 4.4.2 as is within the official plan.
- The following should be within the Official Plan: Whenever a new project takes place within 1 km (1,000 meters) from a Mine Hazard (AMIS), the Ministry of Mines (MINES) should be consulted by the Town of Mattawa through the Regional Land Use Geologist – North East to receive the most up to date information on the mine hazard and advice can be provide to the Town of Mattawa in the interest of public safety. The Regional Land Use geologist may involve other technical experts from MINES as required to assist with evaluation of the hazard. Evaluation and remediation of the hazard, where required, will be as required by Part VII of the Mining Act.

It is true that no AMIS sites are within the boundaries of the municipality, but it is foreseeable such a hazard could be created, discovered, or acquired through expansion in the future.

Published reports, including AFRI, ARIP and OMI records, are available for viewing or free download through the Geology Ontario portal using the following link:

<https://www.hub.geologyontario.mines.gov.on.ca/>

Best regards,



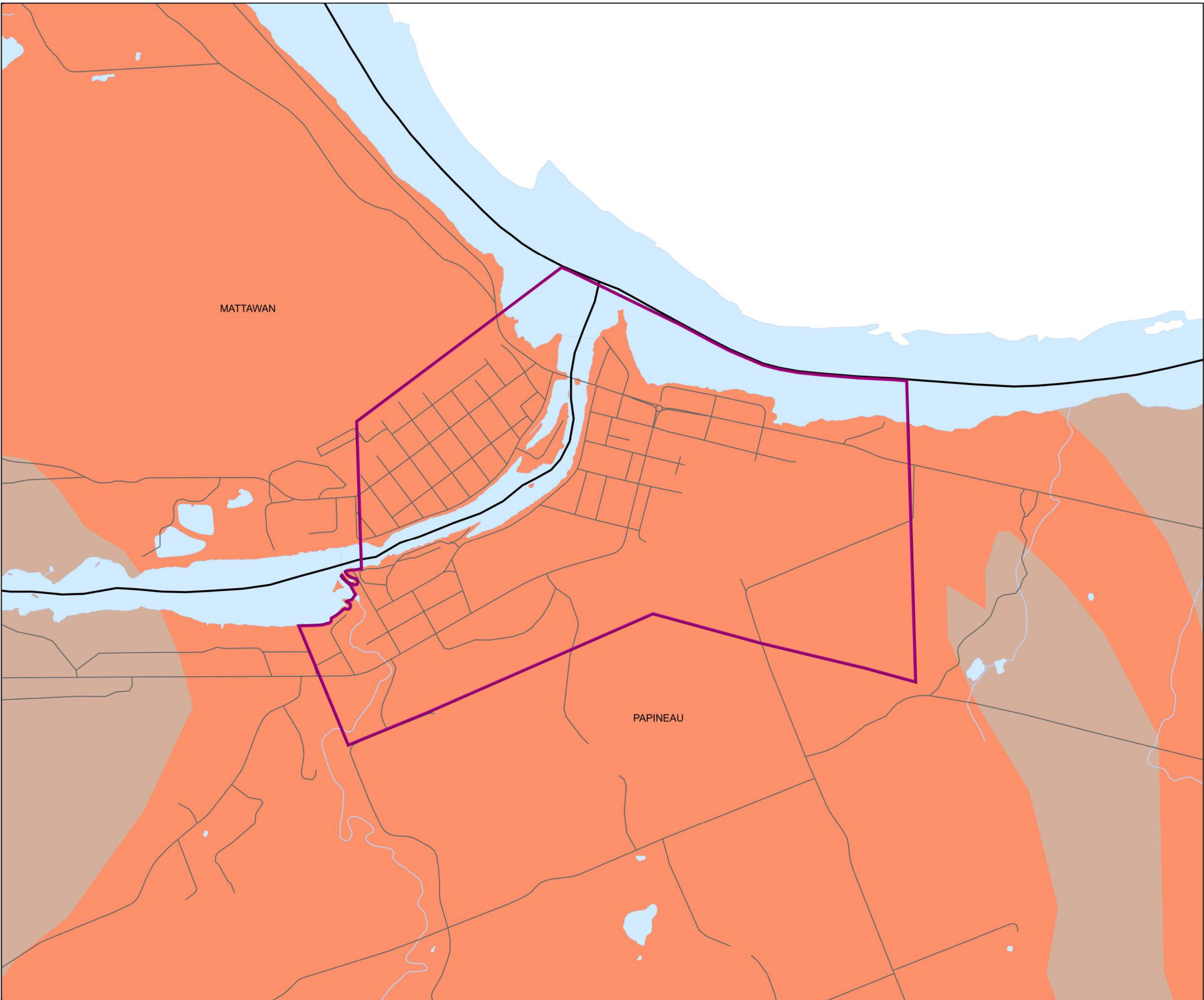
Pierre Bousquet, M.Sc., P.Geo.
Ontario Geological Survey
Acting Regional Land Use Geologist – Northeastern Ontario
5520 Highway 101 East, Bag 3060
South Porcupine, Ontario
P0N 1H0
T (705) 465-0369
F (705) 235-1620
pierre.bousquet@ontario.ca

Attachments:

AMIS Disclaimer
AMIS sites table
AMIS features table
AMIS reports

Maps:

- Bedrock Geology and Ontario Mineral Inventory Map;
- Mining Lands Tenure and AMIS Site Location Map;
- Surficial Geology Map; and,
- Metallic Mineral Potential Estimation Tool (MMPET) Map



UTM NAD 1983 Zone 17

**Town of Mattawa:
Bedrock Geology and Ontario Mineral Inventory**

24-Oct-2024

-  Geographic Township
-  Road
-  Lake
-  River
-  Town Of Mattawa



Ontario Mineral Inventory

Note: No mineral record present at this map extent.

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Every possible effort has been made to ensure the accuracy of the information presented on this map.



The Ontario Ministry of Mines (MINES) does not assume liability for errors that may occur. Users should verify critical information.

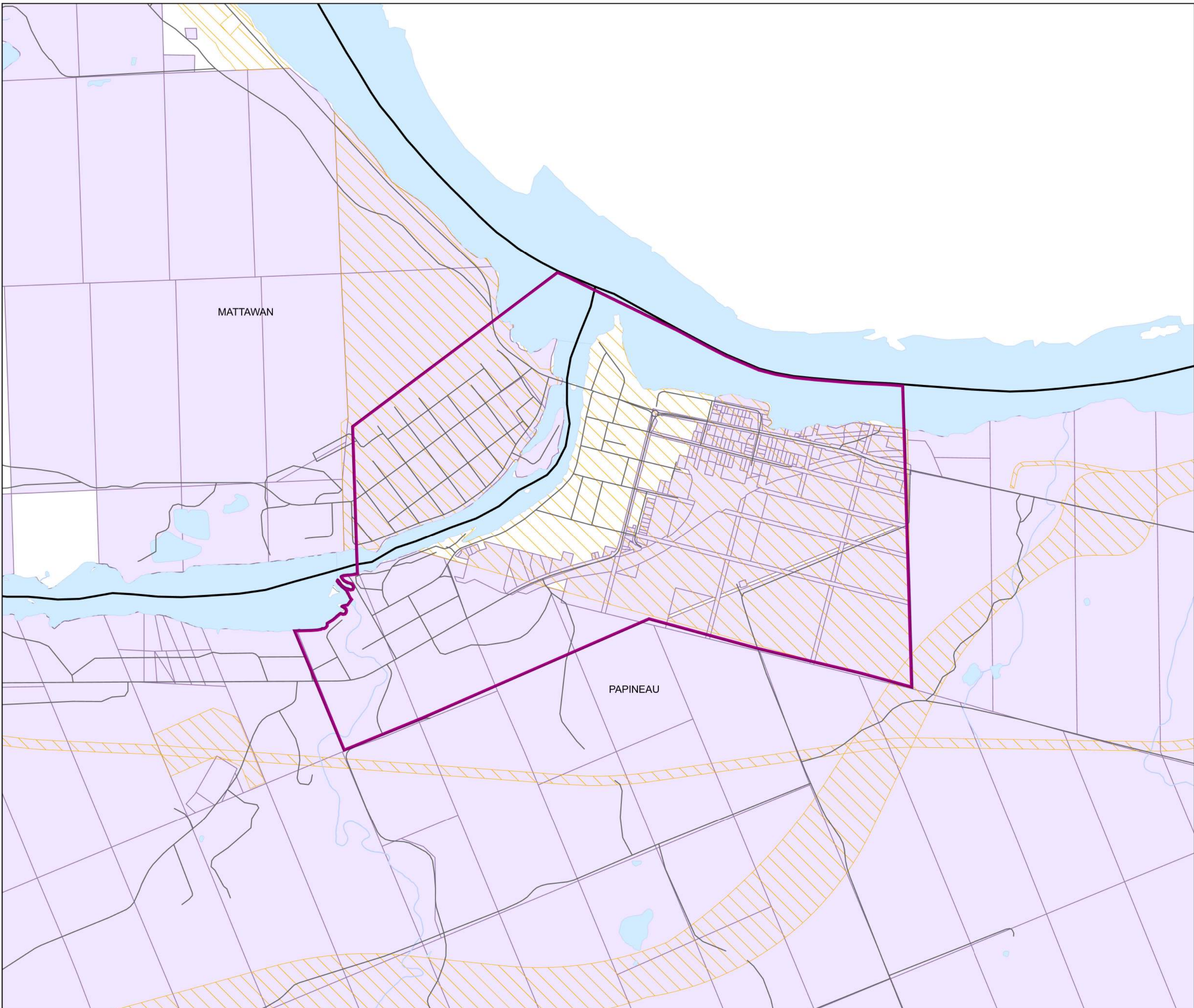
Data sources: Ontario Ministry of Mines: Bedrock geology data: Ontario Geological Survey 2011. 1:250000 Scale Bedrock Geology of Ontario; Ontario Geological Survey, Miscellaneous Release---Data 126 - Revision 1.

Mineral Inventory data: Ontario Geological Survey 2022. Ontario Mineral Inventory- October 1, 2024.

Base data: Ontario Ministry of Natural Resources and Forestry, Land Information Ontario

Bedrock Geology

-  43: Felsic igneous rocks
-  41: Migmatitic rocks and gneisses of undetermined protolith



UTM NAD 1983, Zone 17

24-Oct-2024

**Town of Mattawa:
Land Tenure and Abandoned Mines Information System**



- Town Of Mattawa
- Geographic Township
- AMIS Site
- 1 km Buffer around AMIS Site
- Road
- Lake
- River

Note: No AMIS site found within this map extent

Land Tenure

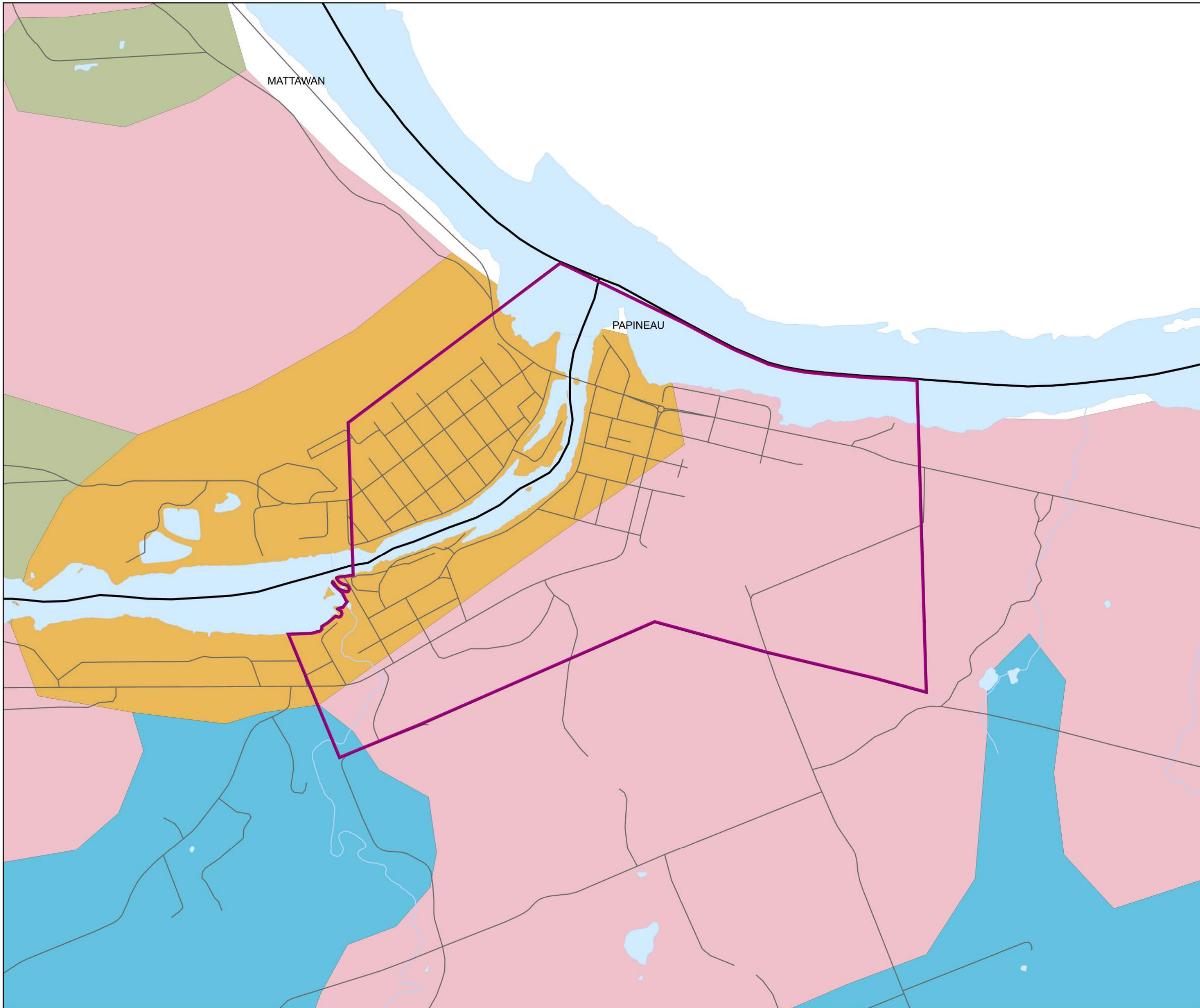
- Withdrawal
- Notice
- Mining Claim
- Disposition: Mining Land Tenure
- Disposition: Non-Mining Land Tenure

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Every possible effort has been made to ensure the accuracy of the information presented on this map. The Ontario Ministry of Mines (MINES) does not assume liability for errors that may occur. Users should verify critical information.

Data sources: Ontario Ministry of Mines: Mining Land Administration System (MLAS) October 24, 2024.

Abandoned Mines Information System (AMIS), May 2024 update.

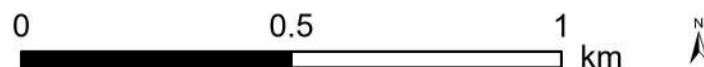
Base data: Ontario Ministry of Natural Resources and Forestry, Land Information Ontario



UTM NAD 1983, ZONE 17

Town of Mattawa: Surficial Geology

24-OCT-2024



- Town Of Mattawa
- Geographic Township
- Road
- Lake
- River

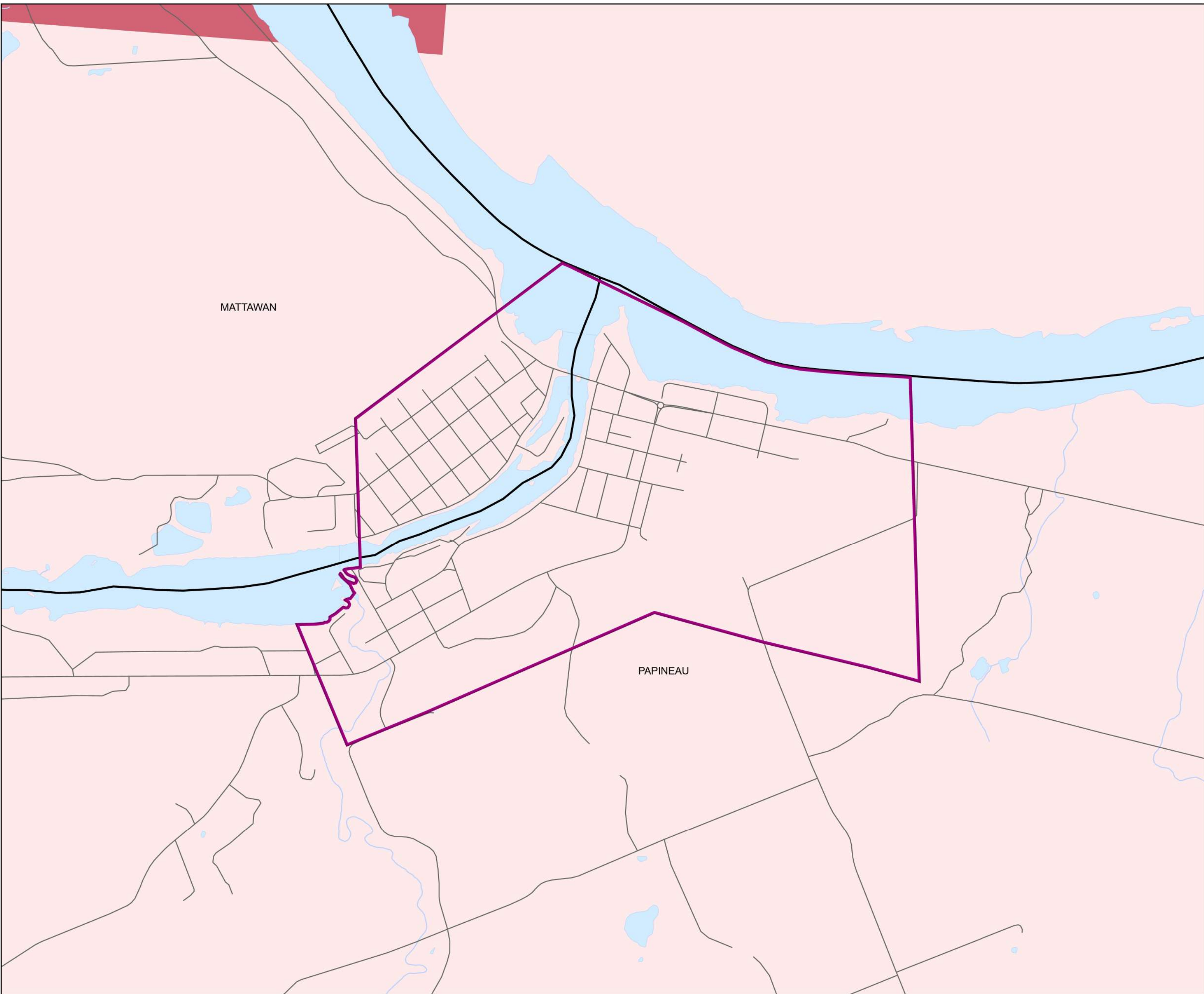
Surficial Geology

- 24: Glaciolacustrine deposits
- 23: Glaciofluvial Outwash deposits
- 18: Till
- 1: Bedrock

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. Every possible effort has been made to ensure the accuracy of the information presented on this map. The Ontario Ministry of Mines (MINES) does not assume liability for errors that may occur. Users should verify critical information.

Data sources: Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14---Revised.

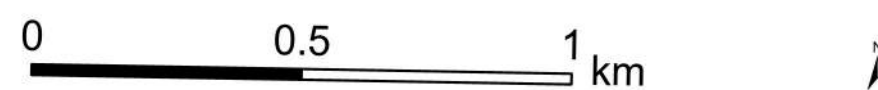
Base data: Ontario Ministry of Natural Resources and Forestry, Land Information Ontario



UTM NAD 1983, ZONE 17

**Town of Mattawa:
Metallic Mineral Potential Estimation Tool**

24-Oct-2024



- Town Of Mattawa
- Geographic Township
- Road
- Lake
- River

- MMPET Index**
- 90.1 - 100
 - 80.1 - 90
 - 70.1 - 80
 - 60.1 - 70
 - 50.1 - 60
 - 40.1 - 50
 - 30.1 - 40
 - 20.1 - 30
 - 10.1 - 20
 - 0 - 10

This map is illustrative only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to avigation. Every possible effort has been made to ensure the accuracy of the information presented on this map. The Ontario Ministry of Mines (MINES) does not assume liability for errors that may occur. Users should verify critical information.

This map shows an MMPET estimation derived from at-surface geological data as published in MINES Dataset MRD 126-- revised, 1:250,000 Scale Bedrock Geology of Ontario, OGS 2011 and using Mineral Deposit Inventory data released in May 2023.

MMPET is a GIS-based application that provides a high level, regional scale illustration of the likelihood of any given parcel of land to be prospective for a metallic mineral resource.

Base data: Ontario Ministry of Natural Resources and Forestry, Land Information Ontario

**Ministry of the Environment,
Conservation and Parks**

**Ministère de l'Environnement,
de la Protection de la nature et
des Parcs**

Environmental Assessment
Branch

Direction des évaluations
environnementales

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Dec 12, 2024

David Ferrone, Planner
Ministry of Municipal Affairs and Housing
Municipal Services Office N (Sudbury)
Email: David.ferrone@ontario.ca

Dear David:

**RE: Official Plan Updates – Town of Mattawa.
Ministry of Environment, Conservation and Parks (MECP) Areas of Interest Letter**

Thank you for inviting us to the December 2, 2024, pre-consultation meeting and the opportunity to provide input into the Official Plan updates to the **Town of Mattawa**. I am pleased to provide you with the Ministry of the Environment, Conservation and Parks (MECP) areas of interest information letter to assist with these Official Plan updates. Please share these comments with the city/municipality and their consultant(s) involved.

MECP Areas of Interest in Official Planning

The Ministry of the Environment, Conservation and Parks (MECP) is responsible for ensuring clean and safe air, land, and water in Ontario; the care and management of Ontario's provincial parks and conservation reserves; and protection of Species at Risk in the province. These responsibilities contribute to ensuring healthy communities, ecological protection, varied recreational opportunities, and sustainable development for present and future generations of Ontarians. In providing input to, and reviewing official plans, it is the ministry's intent to

protect and improve the quality of the environment; support environmental sustainability, human health and safety; and maintain ecosystem health and biodiversity while encouraging Ontario's economic prosperity.

Each of these topics is explained further below by providing key excerpts from the 2024 PPS along with related commentary and points to consider for the OP update. Please note, it is possible that not all topics will be applicable to your OP.

MECP has developed guidelines to assist in achieving the policy outcomes of the PPS and these are included under the heading of "Additional resources". Links to the relevant documents are listed for each topic area.

If you have any further questions, please contact me at kady.kaurin2@ontario.ca.

Sincerely,

A handwritten signature in blue ink that reads "KAURIN". The letters are slightly slanted and connected, with a stylized "K" and "A".

Kady Kaurin
Regional Environmental Planner – Northern Region
Program Review Unit, Environmental Assessment Branch MECP

Mandated Areas of Interest for Ministry of Environment, Conservation and Parks

Policies for Settlement Areas (PPS 2.3.1, 2.4, 2.5, 2.6)

2.3.1 General Policies for Settlement Areas

2. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and e) are freight-supportive.

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) using rural infrastructure and public service facilities efficiently;
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- g) conserving biodiversity and considering the ecological benefits provided by nature; and
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

2.6 Rural Lands in Municipalities

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

Sewer, Water, and Stormwater Servicing (PPS Section 3.6)

3.1 General Policies for Infrastructure and Public Service Facilities

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Planning for infrastructure, and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning; leverage the capacity of development proponents, where appropriate; and
- b) are available to meet current and projected needs.

2. Before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

3.6 Sewage, Water and Stormwater

1. Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services; and existing private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
- b) ensure that these systems are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. is feasible and financially viable over their lifecycle;
 - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and
 - 4. aligns with comprehensive municipal planning for these services, where applicable.
- c) promote water and energy conservation and efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process;
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and
- f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.

2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

3. Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts

At the time of the official plan review or update, planning authorities should assess the longterm impacts of individual on-site sewage services and individual on-site water services on the environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.

5. Partial services shall only be permitted in the following circumstances:

- a. where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- b. within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that: site conditions are suitable for the long-term provision of such services with no negative impacts.
- c. c) within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.

6. In rural areas, where partial services have been provided to address failed services in accordance with policy 3.6.5.a), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

7. Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.

8. Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
- c) minimize erosion and changes in water balance including through the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces;
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

Servicing Preferences, Confirmation of Sufficient Reserve Capacity

Development should be serviced by full municipal sewage and water services wherever feasible. Where full municipal sewage and water services are not provided, and where site conditions permit, multi-lot/unit development should be serviced by communal sewage and water services. Where municipal services or communal services are not provided, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services, and provided that there would be no degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development.

Development on partial services will only be permitted where they are necessary to address failed individual on-site sewage and water services in existing development, or within settlement areas to allow for infilling and rounding out of existing development on partial services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. As well, within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.

Lot creation may be permitted only if there is confirmation of sufficient reserve sewage and water system capacity within either municipal sewage and water services or within communal sewage and water services. Where development is to be serviced by individual on-site sewage and water services, or by communal sewage services, the determination of sufficient reserve sewage system capacity includes treatment capacity for hauled sewage from these systems.

Policies of the Official Plan should reflect the servicing hierarchy as outlined in the PPS, identify when servicing options statements are required, require confirmation of sufficient available reserve capacity prior to approving new lots, and address lot sizes for development to be supported by individual private services.

The policies should require all new lots be of adequate size and have suitable conditions to be able to support the proposed development on the services proposed. There should be information submitted with the Official Plan program to detail general site conditions, particularly the hydrogeological conditions that are present in the rural areas of the municipality to justify any minimum lot sizes. In absence of this information, MECP recommends that minimum lot sizes be large enough to accommodate adequate separation between drilled wells and individual septic systems. MECP Guideline D-5-4 states:

“For developments where the lot size for each private residence within the development is one hectare or larger, the risk that the boundary limits imposed by these guidelines may be exceeded by individual systems is considered acceptable in most cases. Developments consisting of lots which average 1 hectare (with no lot being smaller than 0.8 ha), may not require a detailed hydrogeological assessment, provided that it can be demonstrated that the area is not hydrogeologically sensitive. In such circumstances, it is

the responsibility of the proponent to obtain a professional analysis from a qualified consultant that the area is not hydrogeologically sensitive.

It is assumed that attenuated processes within a one-hectare lot will be sufficient to reduce the nitrate-nitrogen to an acceptable concentration in groundwater below adjacent properties. It should be noted that sufficient attenuated processes may not be present in hydrogeologically sensitive environments, or where there is little water surplus available.”

Additionally, municipalities are encouraged to prepare a Multi-Year Servicing Plan to support their Official Plans. Multi-Year Servicing Plans should include recommendations for the resolution of existing problems; consideration of efficiency measures; projections of growth; determination of implications of existing infrastructure and available uncommitted capacity; identification of constraints to development and the need for new infrastructure; adoption of a servicing hierarchy; and conclusions. These plans should also consider whether development should take place outside the serviced area and if so, servicing options can be evaluated and areas investigated, classified and targeted for development. With this information, development proposals can be comprehensively reviewed with respect to servicing.

The ministry is concerned with surface and groundwater quality and quantity. Stormwater has the potential to affect these parameters. Where there are applications for development, particularly for larger commercial, industrial, institutional, or multi-lot/unit residential developments, or developments close to waterfront areas, it should be a policy requirement that a stormwater management and a construction-mitigation plan be prepared.

Additional Resources:

Sewage and Water

- D-5 Series Guidelines available at <http://www.ontario.ca/environment-andenergy/environmental-land-use-planning-guides> o D-5 Planning for Sewage and Water Services
- D-5-1 Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plant o D-5-2 Application of Municipal Responsibility for Communal Water and Sewage Services o D-5-3 Servicing Options Statements
- D-5-4 Technical Guideline for Individual On-site Sewage Systems: Water Quality Impact Risk Assessment o D-5-5 Technical Guideline for Private Wells: Water Supply Assessment

Stormwater

- Understanding Stormwater Management: An Introduction to Stormwater Management Planning and Design available at <http://www.ontario.ca/environment-andenergy/understanding-stormwater-management-introduction-stormwater->

[management](#)

- Stormwater Management Planning And Design Manual 2003 available at <http://www.ontario.ca/environment-and-energy/stormwater-management-planning-anddesign-manual>
- Stormwater Pollution Prevention Handbook 2001 available at <https://archive.org/details/std01076383.ome>
- Stormwater Best Management Practices for Camp Owners in Northeastern Ontario (attached)

Waste Management Systems (PPS Section 3.7)

1. 1.6.10.1 Waste management systems need to be planned for and provided that are of an appropriate size, type and location to accommodate present and future requirements, and facilitate integrated waste management.

Municipalities should ensure that there is sufficient capacity in the municipal landfill site(s) to accommodate the waste generated by existing and future anticipated development over the time horizon of the Official Plan. Policies in the plan should specifically address this point, indicating how the need for additional landfill capacity will be addressed if there is insufficient capacity available. Should additional landfill capacity be required, the project will need to be planned under the applicable environmental assessment process and will need to obtain approval under the *Environmental Protection Act*.

Official Plan policies should also identify how the municipality will facilitate, encourage, and promote reduction, reuse, and recycling objectives, in accordance with Ontario's Waste Free Act.

The ministry requires that any land used currently or previously for the purposes of waste disposal be designated in the Official Plan such that development is not allowed on the site in accordance with the requirements of Section 46 of the *Environmental Protection Act*, and to restrict development on adjacent lands unless it is demonstrated that there would be no adverse effect on the proposed use or the landfill. The purpose of this provision is to reduce adverse impacts to the health and safety of individuals and the environment.

Policies of the plan should require the completion of technical studies for all proposed new or expanded developments within 500 meters of the fill areas of open or closed landfill sites, to demonstrate that there will be no negative impacts (such as negative effects on the water supply, or leachate, methane gas, rodents, vermin, or other related impacts).

Additional Resources:

- D-4 Series Guidelines available at <http://www.ontario.ca/environment-andenergy/environmental-land-use-planning-guides> o D-4 Land Use On

- o or Near Landfills and Dumps <http://www.ontario.ca/document/d-4-land-use-or-near-landfills-and-dumps>
- o D-4-1 Assessing Methane Hazards from Landfill Sites <http://www.ontario.ca/document/d-4-1-assessing-methane-hazards-landfill-sites>
- o D-4-2 Environmental Warnings/Restrictions <http://www.ontario.ca/document/d-4-2-environmental-warningsrestrictions> o D-4-3 Registration of Certificates and Provisional Certificates (see: <http://www.ontario.ca/environment-and-energy/environmental-land-use-planningguides>)
- Guide to Environmental Assessment Requirements for Waste Management Projects <https://www.ontario.ca/environment-and-energy/guide-environmental-assessmentrequirements-waste-management-projects>
- Landfill Standards: A Guideline On The Regulatory And Approval Requirements For New Or Expanding Landfilling Sites <https://www.ontario.ca/environment-and-energy/landfillstandards-guideline-regulatory-and-approval-requirements-new-or> ● Strategy for a Waste-Free Ontario: Building the Circular Economy: <https://www.ontario.ca/page/strategy-waste-free-ontario-building-circular-economy>

Water (PPS Sections 4.2)

1. Planning authorities shall protect, improve or restore the quality and quantity of water
 - a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed
 - c) identifying water resource systems;
 - d) maintaining linkages and functions of water resource systems;
 - e) implementing necessary restrictions on development and site alteration to:
 1. protect all municipal drinking water supplies and designated vulnerable areas; and
 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;
 - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
 - g) ensuring consideration of environmental lake capacity, where applicable.
2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored which may require mitigative measures and/or alternative development approaches.

Coordination for Planning Matters (Shoreline Policies PPS Section 2 and 4.1)

6.2 Coordination

1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and within other orders of government, agencies, boards, and Service Managers including:
- a) managing and/or promoting growth and development that is integrated with planning for infrastructure and public service facilities, including schools and associated child care facilities;
 - b) economic development strategies;
 - c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
 - d) infrastructure, multimodal transportation systems, public service facilities and waste management systems;
 - e) ecosystem, shoreline, watershed, and Great Lakes related issues;
 - f) natural and human-made hazards; g) population, housing and employment projections, based on regional market areas, as appropriate; and
 - h) addressing housing needs in accordance with provincial housing policies and plans, including those that address homelessness.

4.1 Natural Heritage

6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

The ministry recommends that development along shorelines protect, improve or restore the water quality by adhering to best management practices, such as minimum 30 m setbacks, larger lot sizes, vegetated buffers, reducing lot grading, and using stormwater management techniques such as grassed swales/vegetated filter strips and other measures to control runoff. MECP also recommends that municipalities participate in any septic re-inspection programs that may be available to them.

This *Lakeshore Capacity Assessment Handbook* was developed to provide guidance to municipalities and other stakeholders responsible for the management of development along the shorelines of Ontario's inland lakes within the Precambrian Shield. It represents the Province's approach to achieving the policy outcomes of section 2.2 of the PPS. The policies of the Official Plan should require the application of the Handbook for shoreline development.

Where official plan policies provide for shoreline development supported by individual on-site sewage and water services, the plan should include policies requiring the completion of a Lakeshore Capacity Assessment prior to lot creation or further development where lake capacity represents a potential concern. Where inland lakes take in lands in two or more adjacent municipalities, neighbouring municipalities should work together to coordinate policies for shared lakes and watersheds and to allocate remaining capacities of those lakes.

In order to gain a better understanding of the status of those lakes that support existing shoreline development, residents should be encouraged to participate in the **Lake Partner Program**. The information collected through the Program allows the early detection of changes in the nutrient status and/or the water clarity of lakes due to the impacts of shoreline development, climate change and other stresses.

Source Water Protection

The Official Plan should recognize the importance of protecting the municipal water supply and implement any aspect of the local Source Protection Plan (SPP) that impacts the municipality. Source water protection vulnerable areas should be identified. Consultation with the appropriate Conservation Authority/Source Protection Authority (CA/SPA) to discuss potential considerations and policies in the SPP that apply to the Official Plan is recommended.

Additional Resources:

- Lakeshore Capacity Assessment Handbook, 2010 <https://www.ontario.ca/environment-and-energy/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes>
- Policies Guidelines Provincial Water Quality Objectives http://agrienvarchive.ca/download/water_qual_object94.pdf
- Lake Partner Program <http://www.ontario.ca/environment-and-energy/lake-partnerprogram>
- See earlier Resource listing for Sewage, Water and Stormwater Servicing

Energy Conservation, Air Quality and Climate Change (PPS Section 2.9 and 5.2)

5.2 Natural Hazards

4. Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.

2.9 ENERGY CONSERVATION, AIR QUALITY and CLIMATE CHANGE

1. 1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) support the achievement of compact, transit-supportive, and complete communities;
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
- c) support energy conservation and efficiency;
- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

In order to recognize climate change and mitigation, it is recommended that there be policies in the Plan encouraging energy efficient design at the single lot and multi-lot/unit development levels.

The Official Plan could incorporate policy such as the following:

“In order to reduce energy use through shading and sheltering, the municipality will encourage tree planting, such as the development or protection of trees, and innovative green spaces, such as green roofs, in new and existing development. The use of permeable surfaces and pervious pavement in areas such as parking lots and sidewalks will be promoted.

The municipality will encourage the planting of native or non-native non-invasive tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new development and on municipally-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water run-off.”

Renewable Energy

Bill 34 “An Act to repeal the Green Energy Act, 2009 and to amend the Electricity Act, 1998, the Environmental Protection Act, the Planning Act and various other statutes” (i.e. the Green Energy Repeal Act) received royal assent December 2019. One of the purposes of the Green Energy Repeal Act was to restore municipal planning authority related to the siting of renewable energy undertakings, allowing local governments to accommodate renewable energy proposals as willing hosts where proposals align with local planning objectives. The MECP, the Ministry of Energy, Mines, and the Ministry of Municipal Affairs and Housing have proposed regulatory changes which are aimed at complying with the requirements resulting from the Green Energy Repeal Act, 2018.

To view what was made available for comment regarding these proposed regulations please refer to the following Environmental Registry of Ontario postings:

- Ministry of Municipal Affairs and Housing proposed regulation: 013-4265
<https://ero.ontario.ca/notice/013-4265>
- Ministry of Energy, Northern Development and Mines regulation amendments: 013-4288
<https://ero.ontario.ca/notice/013-4288>
- Ministry of the Environment, Conservation and Parks amendment of the Renewable Energy Approvals Regulation: 013-4040 <https://ero.ontario.ca/notice/013-4040>

Additional Resources:

- Green Energy Repeal Act: <https://www.ola.org/en/legislative-business/bills/parliament42/session-1/bill-34>
- MECP Climate Change Site: <http://www.ontario.ca/environment-and-energy/climatechange>

- Mapping Tools: <http://www.ontario.ca/environment-and-energy/climate-change-regionsand-districts>
- Expert Panel on Climate Change Adaptation Report:
- <http://news.ontario.ca/ene/en/2009/12/report-from-the-expert-panel-on-climate-changeadaptation.html>
- Ontario Centre for Climate Impacts and Adaptation Resources (OCCIAR):
- <http://www.climateontario.ca/>
- OCCIAR Publications: <http://www.climateontario.ca/publications.php>
- OCCIAR Adapting to Climate Change: An Introduction for Canadian Municipalities:
- <http://www.climateontario.ca/doc/publications/0006-e.pdf>
- Ontario Climate Change Date Portal : <http://onlinercm.org/ontario/>

Land Use Compatibility (PPS Sections 3.5)

3.5 Land Use Compatibility

1. Major facilities and sensitive land uses shall be planned and developed to avoid or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

3.3 Transportation and Infrastructure Corridors

1.

1. Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.

2. Major goods movement facilities and corridors shall be protected for the long term.

3. Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.

3.4 Airports, Rail and Marine Facilities

1. Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that:

- a. their long-term operation and economic role is protected; and
- b. *airports, rail facilities and marine facilities and sensitive land uses* are appropriately designed, buffered and/or separated from each other in accordance with policy 3.5

2. Airports shall be protected from incompatible land uses and development by:

- a. prohibiting new residential *development* and other sensitive land uses in areas near airports above 30 NEF/NEP;

- b. considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the longterm function of the *airport*; and
- c. discouraging land uses which may cause a potential aviation safety hazard.

It is the policy of the ministry to recommend the separation of incompatible land uses to minimize risks to public health and safety, prevent or minimize adverse effects, and to ensure the long-term viability of major facilities, such as industries, resource extraction activities, and infrastructure corridors.

There is an influence area around certain facilities or land uses, subject to emissions usually of a nuisance nature, where exposure of residents and other sensitive uses should be minimized. Necessary environmental control measures, such as separation distances and buffers between emissions sources and residential or sensitive land uses, should be applied to supplement practical emission controls, but not to take the place of such controls.

Official Plans should have policies to ensure that residential areas, and other uses of similar sensitivity, such as hospitals, nursing homes, educational facilities, and day care centres will be protected from situations of undesirable air quality and excessive noise/vibration through good land use planning, site plan control, and building control. The policies should also do the reverse: protect existing industries and facilities from new incompatible uses such as residences. Many of these industries or facilities have existing Environmental Compliance Approvals (ECAs formerly known as Certificates of Approval) that require certain setbacks or standards be met. Introducing new sensitive land uses close to these facilities may put them into non-compliance, subjecting them to orders or fines.

Official Plan policies should reference the various classes of industry and other major facilities that require separation from sensitive land uses, as well as the associated potential influence areas requiring studies, and the applicable minimum separation distances. The policies should specify that development proponents may be required to carry out technical studies, such as noise and/or vibration assessments and determine control measures to ensure that the Ministry's recommended sound and vibration limits will be met, and the proposed development will not result in adverse effect. Policies should provide protection for both sensitive land uses and major facilities. Where required, studies should be prepared by qualified individuals according to applicable provincial guidelines, to the satisfaction of the municipality.

Additional Resources:

- D-1 Land Use Compatibility
 - D-1-1 Procedures for Implementation
 - D-1-2 Specific Applications

D-1-3 Definitions

D-2 Compatibility between Sewage Treatment and Sensitive Land Use

D-3 Environmental Considerations for Gas or Oil Pipelines and Facilities

D-4 Land Use On or Near Landfills and Dumps D-4-1

Assessing Methane Hazards from Landfill Sites

D-4-2 Environmental Warnings/Restrictions

D-4-3 Registration of Certificates and Provisional Certificates

D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses

D-6-1 Industrial Categorization Criteria

D-6-3 Separation Distances

D-6-4 MCCR Bulletin No. 91003 “Environmental Warning/Restrictions”

These are available at <http://www.ontario.ca/environment-and-energy/environmentalland-use-planning-guides>

NPC-300: Environmental Noise Assessment Guideline Stationary and Transportation Sources approval and Planning (Note updated August 2013)

<http://www.ontario.ca/environment-and-energy/environmental-noise-guideline-stationaryand-transportation-sources-approval>

Protecting Public Health and Safety/ Contaminated Sites (PPS Section 5)

5.1 General Policies for Natural and Human-Made Hazards

1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

5.3 Human-Made Hazards

1. Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

Municipalities are encouraged to identify known or suspected areas of soil or groundwater contamination on the land use schedules of the Official Plan. These areas of potential contamination will require appropriate studies and, if necessary, prior to the granting of a planning approvals. Common examples of potentially contaminated sites include former gas stations or industrial sites.

A Record of Site Condition (RSC) documents the restoration process and the final site conditions as determined by a Qualified Professional and indicates to the planning authority that restoration has been undertaken to the standard acceptable to permit the proposed reuse of the site. Therefore, an RSC is submitted to the ministry and filed on the Brownfields Environmental Sites Registry after site clean-up has been completed.

Once site restoration is complete, an RSC should be submitted to the municipality or planning board to indicate the final site conditions. Where there is potential for contamination, it is recommended that the municipality make final approval of development applications conditional on receipt of an MECP acknowledgement confirming the submission and filing of an RSC on the Brownfields Environmental Site Registry.

Please note that under requirements of the Building Code Act, even sites that do not need planning approvals could also trigger the requirement for an RSC at the building permit stage. For example, a conversion of a commercial use to a residential use that triggers only a building permit (both uses may be permitted in the zoning by-law) would require an RSC.

Following extensive public consultation, the ministry has finalized the new “**On-Site and Excess Soil Management Regulation**” (Excess Soil Regulation 406/19) which is being phased in, as well as associated Brownfields-related regulatory amendments to the Record of Site Condition Regulation.

The Excess Soils Regulation recognizes properly reused excess soil as a resource instead of waste. It sets clear reuse rules that are protective of human health and the environment and sets clear reuse planning requirements for sites generating excess soil. Clarified rules will support greater reuse of excess soil which can save proponents soil management costs and reduce the amount of soil ending up in landfill.

Additional Resources:

- Records of Site Condition: A Guide on Site Assessment, the Cleanup of Brownfield Sites and the Filing of Records of Site Condition: <https://www.ontario.ca/environment-and-energy/guide-site-assessment-cleanupbrownfields-filing-records-site-condition> ●

Contaminated Sites RSC Registry:

http://www.ene.gov.on.ca/environment/en/subject/brownfields/STDPROD_075742.html

- [On-Site & Excess Soil Management Regulation O. Reg 406/19](https://www.ontario.ca/page/handling-excess-soil)
<https://www.ontario.ca/page/handling-excess-soil>

Species at Risk/ Endangered Species (PPS Section 4.1)

4.1 Natural Heritage

7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

As of April 1st, 2019, the MECP has taken on responsibility for Species at Risk and Endangered Species in Ontario. At this time inquiries regarding this requirement can be sent to SAROntario@ontario.ca.

The Ontario government is currently undertaking a review of the Endangered Species Act to improve protections for species at risk, consider modern and innovative approaches to achieve

positive outcomes for species at risk, as well as to look for ways to streamline approvals and provide clarity to support economic development. Consultation on the proposed policy was open from January 18, 2019 to March 4, 2019 when the proposal was posted to the Environmental Registry of Ontario.

Additional Resources:

- Environmental Registry of Ontario posting: https://ero.ontario.ca/notice/013-4143?_ga=2.71139929.898926265.1554297260-2083796511.1553707014
- 10th Year Review of Ontario's Endangered Species Act: Discussion Paper: <https://prodenvironmental-registry.s3.amazonaws.com/2019-01/ESA-10thYrReviewDiscussionPaper.pdf>
- MECP Species at risk resource:
- <https://www.ontario.ca/page/species-risk-guides-and-resources>

Protected Areas (PPS Section 3.9)

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The mandated responsibility for Ontario's provincial parks was migrated to the MECP from the Ministry of Natural Resources and Forestry in November of 2018. As of April 1, 2019, responsibility for conservation reserves has also moved to MECP. At this time inquiries regarding direction related to provincial parks and conservation reserves should be directed to the appropriate Provincial Parks Zone Office.

Additional Resources:

- Provincial Parks and Conservation Reserves Act, 2006: <https://www.ontario.ca/laws/statute/06p12> Provincial Park Management Direction
- <https://www.ontario.ca/page/provincial-park-management-direction>
- Contacts for Provincial Parks Zone Offices: <https://www.infogo.gov.on.ca/org?id=-204&b=c2VhcmNodHlwZT0yJnNvcnRkaXI9YXNjJnNvcnRjb2w9UkFOSyZ0b3Bvcmc9MCZ>

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Attachments

- Stormwater Best Management Practices for Camp Owners in Northeastern Ontario
- Blue Green Algae Fact sheet
- Clients Guide to Preliminary Screening for Species At Risk
- Hauled Sewage Fact sheet



BlueGreenAlgaeInf DRAFT-Proponents StormwaterBMPsFo Hauled Sewage
oForCottageOwners: Guide to Preliminary rCampOwners_NEOfact Sheet 6316e.pd

Official Plan Sample Policies

The following are “sample” cultural heritage conservation policies for consideration in upper and/or lower tier municipal official plans, and represent a broad range of possible policy areas regarding heritage resource conservation. These sample policies are to be referenced for guidance only, since development and adoption of further more detailed heritage policies are encouraged for any official plan document. Such detailed policies can reflect more specific municipal local or regional perspectives regarding heritage resource conservation in land use planning.

Consultation with established municipal heritage groups such as municipal heritage committees and other key local heritage stakeholders regarding policy wording is strongly recommended.

The Cultural Heritage and Archaeology policies in Section 4.6 of the 2024 PPS, established under Section 3 of the *Planning Act*, can provide an initial provincial policy framework towards the development of local official plan policies for heritage conservation and municipal cultural planning. These policies are a part of a full range of provincial landuse planning policies developed under the *Planning Act*.

PPS Section	Legislation / Guidelines	Sample Policies
<p>4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>PPS 4.6.1 - Core Policies</p>	
	<p>Recognition of Cultural Heritage Resources</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>Council recognizes the importance of cultural heritage resources and will encourage the conservation of cultural heritage resources, which includes their identification, protection, management, and use. Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes.</p>
	<p>OHA Part IV s. 29 Designation Powers</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>Pursuant to the <i>Ontario Heritage Act</i>, council may by by-law, and in consultation with the municipal heritage committee, where one has been established:</p> <ul style="list-style-type: none"> i) designate properties to be of cultural heritage value or interest ii) define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and iii) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.”
	<p>OHA Part IV s. 27, 39.2 Municipal Register</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>The municipal clerk shall maintain a Register of Properties which will include properties that have been designated under Part IV and V of the <i>Ontario Heritage Act</i>. Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with relevant provisions of the OHA. As of January 1, 2023, newly listed properties must meet the criteria for determining cultural heritage value or interest found in O. Reg. 9/06 under the OHA. The Register shall be updated regularly to ensure effective conservation and shall be readily accessible to the public. As of July 1, 2023, the municipality is required to make its register available on a publicly accessible website.</p>
	<p>OHAs 34, PI Act s. 33 Demolition Control</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>Council will require any person who proposes to demolish or alter a property designated under Part IV of the <i>Ontario Heritage Act</i> to submit an application to council for approval under the <i>Ontario Heritage Act</i>. The application shall be accompanied by the material prescribed in O. Reg 385/21.</p>

PPS Section	Legislation / Guidelines	Sample Policies
		<p>And...</p> <p><i>Waste Reduction</i> Council shall support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.</p>
	<p>OHA Part V s. 41 Establishing heritage conservation districts <input type="checkbox"/></p>	<p>Council may designate, under the <i>Ontario Heritage Act</i>, one or more heritage conservation districts within the municipality.</p> <p>Prior to the designation of a heritage conservation district(s), council:</p> <ul style="list-style-type: none"> i) must have provisions and policies in an official plan pertaining to the establishment of heritage conservation districts; ii) should pass a by-law defining an area or areas to be examined for future designation as a heritage conservation district(s); iii) should prepare a study for the area or areas to determine the feasibility of designation, the delineation of the district boundaries, an evaluation of the area's heritage character, and guidelines for future conservation and planning. <p>As of January 1, 2023, newly created Heritage Conservation Districts (HCDs) must meet the criteria for determining cultural heritage value or interest found in O. Reg. 9/06 under the OHA.</p>
PPS 4.6.1 - Additional Policies		
	<p>OHA Part IV s. 28 Creation of, consultation with, Municipal Heritage Committee <input type="checkbox"/></p>	<p>A Municipal Heritage Committee (MHC) may be established pursuant to Section 28 of the <i>Ontario Heritage Act</i> to advise and assist council on matters related to Parts IV and V of the Act.</p>
	<p>OHA s 33(15) Alterations <input type="checkbox"/></p>	<p><i>Accessibility</i> In implementing accessibility standards made pursuant to the <i>Accessibility for Ontarians with Disabilities Act, 2005</i>, balance accessibility needs with the need to conserve the cultural heritage value of provincial heritage properties, with the objective of providing the highest degree of access</p>

PPS Section	Legislation / Guidelines	Sample Policies
		with the lowest level of impact on the heritage attributes of the property. Determine appropriate solutions by consulting qualified persons as well as affected users.
	Property Standards Bylaw <input type="checkbox"/>	If there is a policy related to Property Standards By-law, MCM recommends that it address protected heritage properties. (OHA s.35.3, s. 45.1 and Building Code Act s.15.1) Property Maintenance and Occupancy Standards By-law provisions will be utilized wherever possible for the conservation of cultural heritage resources. Council shall ensure that the application of this by-law is not detrimental to the conservation of cultural heritage resources. Council may also amend this bylaw to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the <i>Ontario Heritage Act</i> .
	Mineral Extraction – mines, pit and quarries <input type="checkbox"/>	Council shall conserve cultural heritage resources when considering the establishment of new areas for mineral extraction, the establishment of new operations or the expansion of existing operations. When necessary, council will require satisfactory measures to mitigate any negative impacts on cultural heritage resources. And... <i>Pits and Quarries</i> The creation of wayside pits and quarries, and related ancillary uses, has the potential to greatly disturb a parcel of land. It is recommended that a statement be added that an archaeological assessment will be required for any ground disturbing activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential

PPS Section	Legislation / Guidelines	Sample Policies
<p>4.6.2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>PPS 4.6.2 - Core Policies</p>	<p>Council recognizes that there may be (terrestrial and/or marine) archaeological sites or areas of archaeological potential within the boundaries of the planning region.</p> <p><i>Archaeological Resources</i> Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented, and conserved. Any alterations to known archaeological sites will only be performed by licensed archaeologists.</p> <p>Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the <i>Ontario Heritage Act</i>, as a condition of any development proposal affecting areas containing an archaeological site or considered to have archaeological potential.</p> <p>And...</p> <p><i>Cemeteries and Burials</i> When development has the potential to impact a known or suspected cemetery or burial site, council shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the <i>Ontario Heritage Act</i> and the <i>Funeral, Burial and Cremation Services Act</i> shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery.</p>
	<p>OHA Part VI s.48</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>Determining Archaeological Potential</p> <p style="text-align: center;"><input type="checkbox"/></p> <p>Areas of archaeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan.</p>

PPS Section	Legislation / Guidelines	Sample Policies
	PPS 4.6.2 - Additional Policies	
	OPA Part V s.34 <input type="checkbox"/>	<i>Zoning Bylaws</i> Council may conserve the integrity of archaeological resources by adopting zoning by-laws under section 34(1) 3.3 of the <i>Ontario Planning Act</i> R.S.O.1996, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.
	Recognition of Marine Archaeological Potential <input type="checkbox"/>	Council recognizes that, within the boundaries of the municipality, there may be marine archaeological remains from the pre-contact period through the modern era up to the last 50 years. These marine archaeological resources may include the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value. The remains may currently be under water or were, at one time, under water but are no longer submerged.
Archaeological Sites Data <input type="checkbox"/>	Council recognizes that there may be archaeological sites or areas of archaeological potential within the boundaries of the Municipality. Council will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Ministry of Citizenship and Multiculturalism under the provisions of a municipal-provincial data sharing agreement, for the purpose of heritage conservation planning.	
4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.	PPS 4.6.3 - Core Policies	
	Adjacent Lands <input type="checkbox"/>	Council shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

PPS Section	Legislation / Guidelines	Sample Policies
<input type="checkbox"/>	PPS 4.6.3 - Additional Policies	
	Infill Policies <input type="checkbox"/>	Council shall ensure that residential and/or commercial infill in significant areas of cultural heritage value or interest is sensitive to the existing scale, massing, and pattern of those areas; is consistent with existing landscape and streetscape qualities; and does not result in the loss of any significant cultural heritage resources.
	Viewsheds <input type="checkbox"/>	Council shall encourage the protection of public views and sightlines to significant cultural heritage resources, through the development of area-specific community design guidelines. Or... Retain and maintain the visual settings and other physical relationships that contribute to the cultural heritage value or interest of a protected heritage property. Ensure that new construction, visual intrusions, or other interventions do not adversely affect the heritage attributes of the property
	Urban Design <input type="checkbox"/>	Council shall encourage conservation of significant cultural heritage resources through effective community design.
	Waterfront Development <input type="checkbox"/>	In considering applications for waterfront development council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.
	Site Plan control <input type="checkbox"/>	The Site Plan Control By-law shall be utilized wherever possible to conserve cultural heritage resources by ensuring that new development is compatible with and/or does not adversely impact those resources. This may include requiring the owner of a property with cultural heritage value or interest to satisfy conditions as part of the site plan control agreement with the municipality.

PPS Section	Legislation / Guidelines	Sample Policies
<p>4.6.4 <i>Planning authorities are encouraged to develop and implement: a) archaeological management plans for conserving archaeological resources; and b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.</i></p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>Municipal Archeological Resource Mapping</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>Council will regularly update municipal archaeological resource mapping under the provisions of a municipal-provincial data sharing agreement, as new archaeological sites are identified and entered into the Ontario Archaeological Sites Database.</p>
	<p>Archaeological Management Plan</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>The Municipality with the advice of the Ministry of Citizenship and Multiculturalism may undertake the preparation of an Archaeological Management Plan.</p> <p><i>And or...</i></p> <p>Council may undertake an Archaeological Management Plan which includes but not limited to:</p> <ul style="list-style-type: none"> • maps that identify known archaeological sites, and areas of archaeological potential, and archaeologically sensitive areas where known significant or culturally sensitive archaeological sites are present and where probability of finding another site is high; • processes and procedures for identifying and managing archaeological resources in a municipality; • a protocol for collaborative approaches with Indigenous communities to identify known or potential archaeological sites.

PPS Section	Legislation / Guidelines	Sample Policies
<p><i>4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.</i></p> <p><input type="checkbox"/></p>	<p>Indigenous Consultation</p> <p><input type="checkbox"/></p>	<p>In partnership with Indigenous communities, council will develop a protocol and collaborative process for conserving cultural heritage resources that may be of interest to Indigenous communities.</p>

Appendix B

Council and Staff Interview Questions

1. What do you believe is the role of the Official Plan (OP)?
2. Have you ever used the OP or referenced policies in the Official Plan?
3. How does the OP affect you?
4. What type of development would you like to see happening in the Town in the future that is not taking place now?
5. Is there currently any development taking place in the Town that concerns you or that you believe should not be happening?
6. When driving around the Town 15 years from now, what changes to the physical appearance of the Town do you think new growth and development will cause? Do you support these changes? Is there anything you personally would like to see?
7. Over the next 10-15 years who do you want to attract to live and work in the Town?
8. Are there currently any Official Plan policies that you believe are causing concerns or are problematic?
9. How do you believe the Town is managing new residential infill within developed areas of the Town?
10. How well do you think the Town is addressing the threat of climate change/extreme weather events?
11. When you are travelling/spending time in other similar municipalities are you seeing anything that you want to replicate in Mattawa?
12. What do you think should be the focus on expanding economic activities in Town?
13. What features of the Town do you think the Official Plan needs to provide more robust policies for? (Examples: Public access to waterways, parkland, trails system, infill development, etc.)
14. Do you believe more should be done to preserve the Town's built cultural heritage assets?

Appendix C

Mattawa Official Plan Draft Table of Contents

Part 1: Background and Introduction to Plan

- 1.1 Background
- 1.2 Context for the Plan
- 1.3 Approval Authority
- 1.4 How to Use the Official Plan
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- 2.1 Accessibility
- 2.2 Additional Residential Units
- 2.3 Bed and Breakfast Establishments
- 2.4 Brownfield Remediation
- 2.5 Commercial and Industrial Uses
- 2.6 Cultural Heritage and Archaeological Resources
- 2.7 Economic Development
- 2.8 Energy Conservation
- 2.9 Emergency Management
- 2.10 Garden Suites
- 2.11 Hazards
- 2.12 Home Occupations and Industries
- 2.13 Housing
- 2.14 Land Use Compatibility
- 2.15 Mineral Exploration
- 2.16 Noise Attenuation and Vibration
- 2.17 Pits and Quarries
- 2.18 Property Standards
- 2.19 Public and Institutional Uses
- 2.20 Public Parks
- 2.21 Public Waterfront Areas
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- 2.25 Waste Disposal Sites
- 2.26 Water Setback and Shoreline Integrity

Part 3: Land Use Designations

- 3.1 Land Use Designations and Boundary Interpretation
- 3.2 Residential
- 3.3 Commercial
- 3.4 Highway Commercial
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- 3.6 Open Space and Parks
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- 4.1 Infrastructure Corridors
- 4.2 Road Classifications
- 4.3 Provincial Highways
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- 4.7 Active Transportation
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Part 5: Land Division

- 5.1 Consents
- 5.2 Plans of Subdivisions and Condominiums

Part 6: Implementation and Monitoring

- 6.1 Agency Names and Responsibility
- 6.2 Existing Uses
- 6.3 Non-Conforming Uses
- 6.4 Holding Zones
- 6.5 Temporary Use By-laws
- 6.6 Minor Variances
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- 6.8 Zoning By-laws
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- 6.11 Public Consultation
- 6.12 Pre-Consultation and Complete Application
- 6.13 Tariff of Fees
- 6.14 Development Charges
- 6.15 Community Improvement Plans
- 6.16 Secondary Plans
- 6.17 Official Plan Review
- 6.18 Amendments to this Plan
- 6.19 Interpretation of the Plan
- 6.20 Phasing of Development

Appendix D

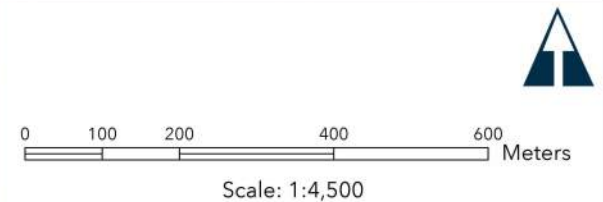
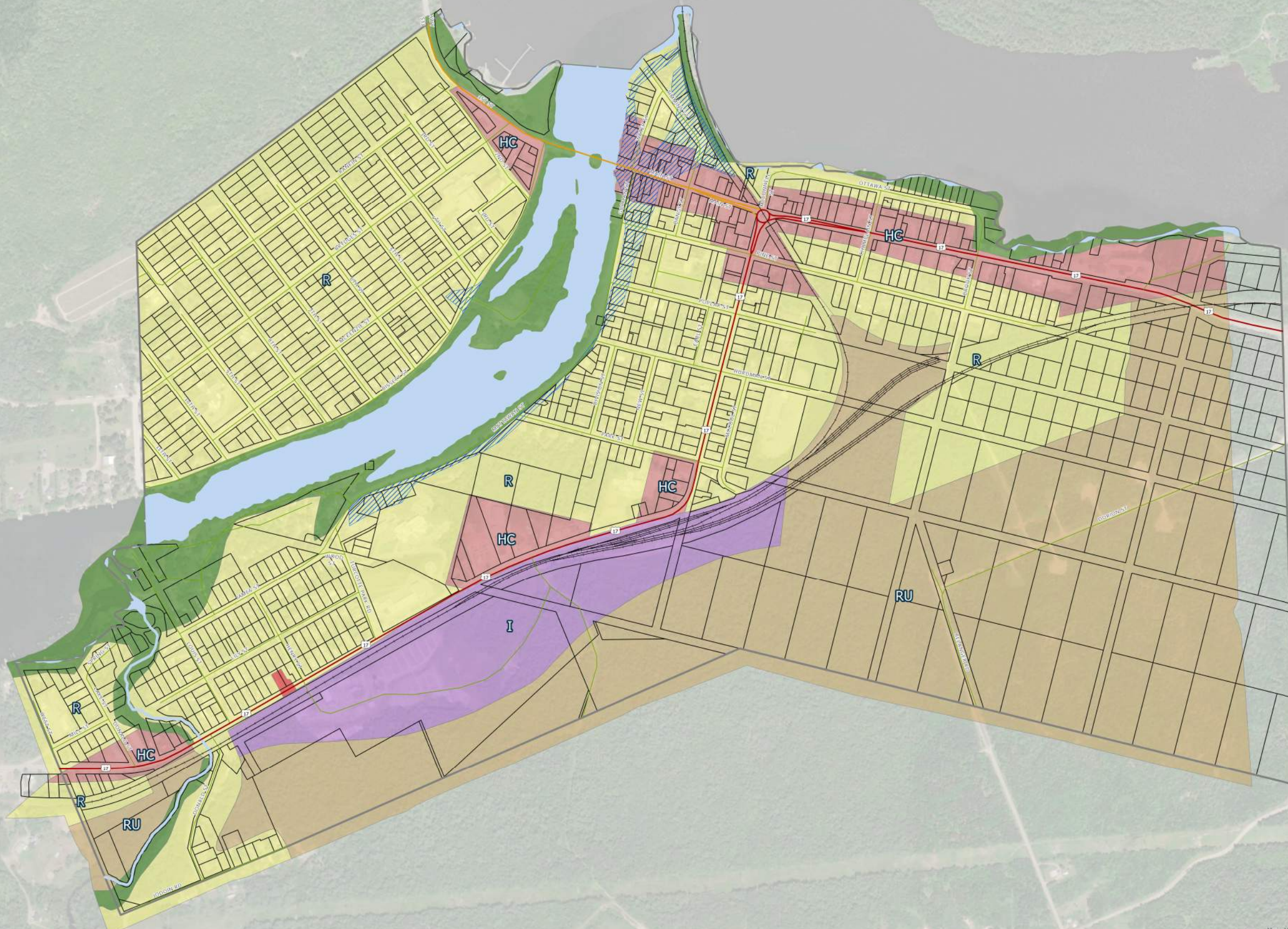


OFFICIAL PLAN FOR THE TOWN OF MATTAWA

CURRENT OFFICIAL PLAN

LEGEND

- RAILWAY
- HIGHWAY
- ARTERIAL
- LOCAL
- WATERBODY
- OPEN SPACE
- INDUSTRIAL
- RESIDENTIAL
- COMMERCIAL
- HIGHWAY COMMERCIAL
- RURAL
- FLOOD FRINGE



Map: Microsoft

DATE: FEBRUARY 2025
THIS PLAN IS BASED UPON INFORMATION OBTAINED FROM THE CENTRE FOR GEOGRAPHIC INFORMATION SYSTEMS (CGIS), AND FROM DATA OBTAINED FROM LAND INFORMATION ONTARIO (LIO). THIS PLAN DOES NOT CONSTITUTE A LEGAL PLAN OF SURVEY.



Appendix E

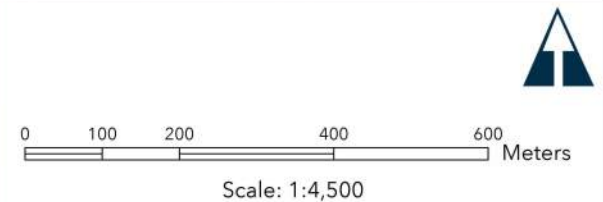
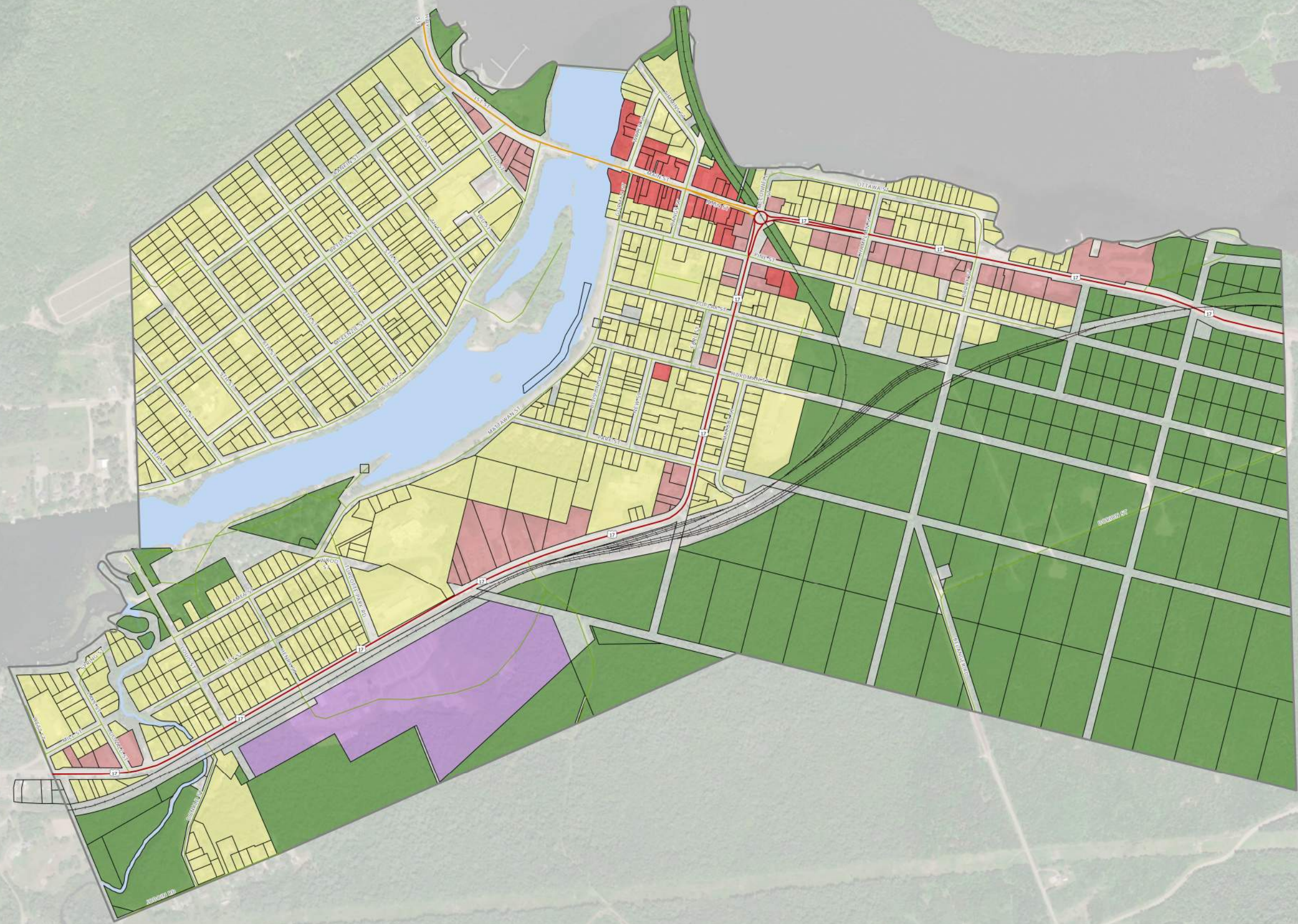


OFFICIAL PLAN FOR THE TOWN OF MATTAWA

EXISTING USES

LEGEND

-  RAILWAY
-  HIGHWAY
-  ARTERIAL
-  LOCAL
-  WATERBODY
-  RURAL
-  INDUSTRIAL
-  OPEN SPACE
-  HIGHWAY COMMERCIAL
-  COMMERCIAL
-  RESIDENTIAL



Mapa: Microsoft

DATE: FEBRUARY 2025
THIS PLAN IS BASED UPON INFORMATION OBTAINED FROM THE CENTRE FOR GEOGRAPHIC INFORMATION SYSTEMS (CGIS), AND FROM DATA OBTAINED FROM LAND INFORMATION ONTARIO (LIO). THIS PLAN DOES NOT CONSTITUTE A LEGAL PLAN OF SURVEY.



DATE: MONDAY MARCH 17, 2025

12.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT the March 17, 2025 meeting adjourn at _____ p.m.