



OFFICIAL PLAN

**Corporation of the
Township of Ryerson**

Council Adopted: August 19, 2026
MMAH Approval:

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Schedules and Appendices

Schedule A: Land Use Designations

Schedule B: Natural Heritage

Schedule C: Natural and Human Made Hazards

Schedule C1: Magnetawan River Flood Elevations

Schedule D: Transportation and Infrastructure

Schedule E: Aggregate and Mineral Resources

Appendix 1: Magnetawan Flood Levels and Floodproofing Elevations

Appendix 2: Lower Spring Hill Road Parts (referenced in Schedule A)

Appendix 3: Wildland Fire Susceptibility

1 Introduction and How to Use This Plan

1.1 Introduction

This document is the Official Plan (the Plan) of the Township of Ryerson. It establishes the long-term vision and policy framework that will guide land use, growth, and change within the Township over the next 20 years. The Plan directs how land may be used, how the community will evolve, and how physical development will be managed in a way that considers social, economic, environmental, and cultural factors.

The Official Plan fulfills the Township's responsibilities under the Ontario Planning Act, which requires municipalities to adopt long-range planning policies that manage physical change and its impacts on the natural, built, social, and economic environment.

Consistent with provincial practice, this Plan is intended to be reviewed at least every five years to ensure it remains current with legislative changes, local priorities, and community needs. Amendments may be made as necessary.

The Plan provides a coordinated framework for decision-making by Township Council, the Planning Board, public agencies, and the development community. It forms the basis for municipal by-laws, infrastructure planning, community improvement initiatives, and the evaluation of development applications.

This Official Plan is composed of both text and Schedules, which are interrelated and must be read together. The Schedules illustrate land use designations and policy overlays that support and give spatial context to the policies of the Plan. They include the following schedules, comprised of the following data:

Schedule A: Land Use Designations

- Agricultural
- Rural
- Shoreline
- Magnetawan River Development Area

Schedule B: Natural Heritage

- PSWs, all wetlands, ANSIs, Conservation Reserve, Deer Wintering, Fish Spawning, Magnetawan River PSW

Schedule C: Natural and Human Made Hazards

- Magnetawan River Floodplain
- Mines
- Pits / Quarries
- AMIS Buffers

Schedule C1: Magnetawan River Flood Elevations

- Magnetawan River Flood Elevations segments

Schedule D: Transportation and Infrastructure

- Road network

Schedule E: Aggregate and Mineral Resources

- Potential Mineral Deposits and Mineral Aggregate Resources

Appendix 1: Magnetawan Flood Levels and Floodproofing Elevations

Appendix 2: Lower Spring Hill Road Parts (referenced in Schedule A)

Appendix 3: Wildland Fire Susceptibility - Current provincial data on extreme and high wildland fire risk.

1.2 How to Use This Plan

- a) The Official Plan is intended to be a practical and accessible tool for Council, staff, residents, and applicants. It should be used as the starting point for understanding how land may be developed or conserved within the Township.

1. Read Both the Text and the Schedules

Policies are supported by maps that identify where specific land use designations, constraints, and features apply. The text describes the intent of each policy area, while the Schedules illustrate where those policies take effect.

2. Identify the Land Use Designation

Determine the land use designation that applies to a property using Schedule A. Each designation has corresponding policies that outline permitted uses, development standards, and criteria for evaluating proposals. These policies reflect the required components of an Official Plan, including goals, objectives, permitted uses, and evaluation criteria.

3. Identify Any Policy Overlays

The uses and policy directions for land within the Township are also informed by policy overlays. These can be identified on the various Schedules to this Plan and include:

- i) Natural Heritage Resources
- ii) Natural and Human Made Hazards
- iii) Agricultural Lands
- iv) Mineral and Aggregate Resources

v) Magnetawan River Development Area

4. Review Applicable General Policies

Township-wide policies, such as those related to natural heritage, housing, infrastructure, or community design, apply in addition to the land use designation. Official Plans must include policies that manage physical change, support affordable housing, and address environmental, social, and economic matters.

5. Consult Implementation Tools

The Official Plan is implemented through municipal decisions, zoning by-laws, subdivision review, and other regulatory instruments adopted by Council. Public works and land use planning decisions must conform to the policies of this Plan.

6. Understand Procedures for Amendments and Public Input

The Plan outlines how the public is notified and consulted regarding amendments, zoning changes, subdivisions, and other planning matters, as required under Ontario planning legislation.

7. Use the Plan as a Framework for Development Review

Whether preparing a development proposal or reviewing an application, the Official Plan provides the foundation for evaluating consistency with municipal objectives, compatibility with surrounding uses, and alignment with broader environmental and community goals.

- b) Subject to transition regulations made under the Planning Act, and pursuant to subsections 3(5) and (6) of the Planning Act, all comments, submissions, advice and decisions in respect of the exercise of any authority that affects a planning matter, by the Council of a municipality, a local board, a planning board, a minister or ministry, board commission or agency of the government, shall be consistent with the 2024 Provincial Planning Statement. Accordingly, the Official Plan must be read in conjunction with the 2024 Provincial Planning Statement, which came into effect on October 20, 2024.

2 Municipal Strategic Framework

2.1 Municipal Context

2.1.1 Township Background

- a) The Township of Ryerson is located in the southeastern portion of the District of Parry Sound. Established in 1880, the Township has followed growth patterns typical of many historic resource-based communities: slow but steady increases in permanent population, alongside growing demand for seasonal and recreational properties, particularly along lake shorelines.
- b) Ryerson covers approximately 186 square kilometres and lies immediately west of the Village of Burk's Falls. The community is accessible via Provincial Highways 11 and 520, which connect residents and visitors to larger urban centres such as Huntsville and North Bay.
- c) The Township remains predominantly rural in character, consisting of small hamlets, extensive forested lands, and numerous lakes that support a well-established seasonal residential population.
- d) According to the 2021 Statistics Canada Census, Ryerson's permanent population increased from 648 in 2016 to 745 in 2021, representing a 15% growth rate. This growth rate exceeds the provincial growth rate of 5.8%. Neighbouring census subdivision trends help inform a larger picture of the growth in and around the Township of Ryerson:
 - Magnetawan – 26.1%
 - McMurrich/Monteith – 10%
 - Strong – 8.8%
 - Perry – 8.0%
 - Armour – 3.2%
- e) The following 2021 census and Statistics Canada data suggest a trend of sustained patterns of rural in-migration and permanent settlement in the Township:
 - Number of private dwellings occupied year-round: 344
 - Seasonal dwellings: 211
 - Total households (occupied private dwellings): 350
 - Homeownership rate: 92.9% (325 owner households; 25 renter households or 7.1% of households)
 - Average household size: 2.1 persons

- Median after-tax household income (2020): \$59,200
- f) In 2021, there were 555 private dwellings in total, including both permanent and seasonal units. Among these, 344 dwellings were occupied year-round and 211 were seasonal. Single detached homes account for more than 61% of the Township's permanent housing stock. Continued moderate growth in both seasonal residential development and tourist-oriented commercial uses is expected.¹
- g) Ryerson does not contain a designated settlement area, and the creation of new settlement areas is not anticipated. This reflects the Township's relatively low population growth in aggregate population numbers, rural character, and limited servicing capacity, conditions typical of rural northern municipalities as recognized under provincial planning frameworks for managing physical change and rural development.

2.1.2 Township Planning Authority

- a) The Township of Ryerson is a rural, single-tier municipality located in the Almaguin Highlands region of the District of Parry Sound in northeastern Ontario, Canada. The hierarchy of land use planning administration and approvals is as follows:
 - i) The Ontario Ministry of Municipal Affairs and Housing is the approval authority for any Official Plan Amendments, Official Plan updates, and new Official Plans in the Township.
 - ii) The Southeast Parry Sound Planning Board is the approval authority for applications for Consent (severances) and Plans of Subdivision in the Township. The Planning Board is composed of elected representatives from partner municipalities, ensuring local decision-making is aligned with community interests.
 - iii) Council of the Township of Ryerson is the approval authority for all other local Planning Act applications, including minor variances, site plans, zoning by-laws and zoning by-law amendments. Statutory Public Meetings and Hearings are hosted by the Township, and held in accordance with the applicable Sections of the Planning Act and Regulations.

2.1.3 Municipal Goals

The goals of this Official Plan express the Township's long-term vision and provide the foundation for the land use policies that guide future growth, development, and community well-being. Together, they ensure that planning decisions are consistent with the Provincial

¹ [Focus on Geography Series, 2021 Census - Ryerson \(Census subdivision\)](#)

Planning Statement, 2024, which directs municipalities to support housing supply, strengthen rural communities, protect resources, and plan for safe, sustainable development.

a) **Rural Community Character and Land Use Compatibility**

To maintain and enhance the Township's distinctly rural character, which includes natural resource uses, low-density residential development, and a landscape dominated by forests, lakes, and small rural clusters. Development should occur in a manner that protects the Township's sense of place and reinforces the long-term viability of its rural areas.

b) **Housing to Meet Diverse and Future Needs**

To support a sufficient supply and mix of permanent and seasonal housing that accommodates current and future residents, including aging populations and households seeking year-round relocation. Housing choices should reflect local demand and to support increased housing supply across Ontario.

c) **Orderly, Sustainable, and Infrastructure-Aligned Growth**

To promote an orderly pattern of development that is sustainable, aligns with available infrastructure and municipal service capacity, and manages growth in a manner consistent with the Township's rural context and long-term fiscal well-being. Development shall be directed to locations where it can be supported by appropriate services. The Township shall promote land use patterns that efficiently use land, resources, infrastructure, and public service facilities.

d) **Protection of Natural Heritage Features and Ecological Functions**

To preserve and protect significant natural heritage features, significant wildlife habitat, ecological functions, water resources, and sensitive areas from incompatible land uses and activities.

e) **Conservation of Cultural Heritage Resources**

To conserve cultural heritage resources, including archeological resources, built heritage resources, and cultural heritage landscapes.

f) **Directing Development Away from Natural and Human-Made Hazards**

To recognize natural and human-made hazards, including low-lying and flood-prone areas, and areas of steep slopes, hazardous forest types for wildland fire and to direct development away from these features.

g) **Efficient, Affordable, and Appropriate Municipal Services**

To provide municipal services at a level that reflects the Township's rural character, financial resources, and the evolving needs of its population, including older residents, while ensuring infrastructure investments remain efficient, coordinated, and fiscally responsible.

h) **Economic Development and Rural Economic Diversity**

To encourage growth and diversification of the local economy, supporting rural employment opportunities, tourism, resource-based industries, and other activities that contribute to a strong and competitive rural economy.

i) **Protection and Long-Term Viability of Mineral and Mineral Aggregate Resources**

To protect existing mineral and mineral aggregate operations and areas of aggregate resource potential, as well as known mineral deposits, petroleum resources and significant areas of mineral potential, from incompatible land uses to ensure long-term access to these important non-renewable resources.

j) **Climate Change Resilience and Adaptation**

To ensure land use decisions consider changing climate conditions and increasing hazard risks over time, and to plan development in a manner that builds community resilience, reduces vulnerability, and mitigates risks associated with natural hazards and climate impacts.

2.1.4 Objectives of the Official Plan

The following objectives implement the Township's Goals and guide day-to-day land use decisions. They are intended to ensure all decisions are consistent with the PPS, including support for housing supply, protection of key resources, hazard avoidance, and efficient, infrastructure-aligned growth in rural municipalities.

2.1.4.1 Growth Management and Rural Character

- a) Manage slow, steady growth in a manner that maintains the Township's rural character, with much of the growth occurring in the Rural and Shoreline Areas.
- b) Accommodate population and household growth while reinforcing low-density rural built form, natural landscapes, and small rural clusters.
- c) Align the location, scale, and pace of growth with available services and infrastructure capacity, consistent with PPS 2024's direction to coordinate development with infrastructure and to support the long-term viability of rural areas.

2.1.4.2 Housing Supply, Choice, and Form

- a) Maintain single-detached dwellings as the predominant housing type, while encouraging a sufficient supply and mix of housing options that respond to local needs, including seniors and households transitioning from seasonal to year-round living.
- b) Permit additional residential units throughout the Township where adequate on-site water supply and sewage disposal can be provided, thereby adding gentle density that aligns with servicing constraints.

- c) The Municipality shall work collaboratively with upper-tier governments, Indigenous communities, public agencies, non-profit partners, and the development industry to expand housing options across the community.

2.1.4.3 Economic Development and Diversification

- a) Encourage growth and diversification of the local economy, supporting rural employment, tourism, resource-based industries, home-based businesses, and compatible small-scale enterprises that fit the rural context.
- b) Support the expansion of existing tourism and tourism-related businesses, and direct new tourist commercial activities to appropriate sites in the Shoreline and Rural Areas to leverage natural amenities while protecting sensitive features.
- c) Increase the number and variety of home-based businesses where compatible with surrounding uses, recognizing their contribution to rural economic resilience and local employment consistent with PPS 2024's economic development focus.

2.1.4.4 Land Use Structure and Location of Uses

- a) Direct land-extensive commercial, recreational, and industrial uses to appropriate locations in the Rural Area where site size, access, and separation can be achieved.
- b) Ensure compatibility between residential, resource, tourism, and rural industrial uses through site planning, buffering, and separation as needed, with an emphasis on efficient, compatible development patterns.

2.1.4.5 Municipal Services, Infrastructure, and Fiscal Responsibility

- a) Provide services at levels appropriate to the Township's rural character and financial resources, including opportunities for joint-use agreements with neighbouring municipalities and the private sector where beneficial and cost-effective.
- b) Anticipate no significant expansion of municipal infrastructure during the life of the Plan; prioritize maintaining and improving existing infrastructure (roads, parks, and other facilities) to better serve current residents; promote active transportation where possible.
- c) Require all development to use private on-site water and sewage disposal systems with confirmation of suitable potable water supply and adequate sewage disposal prior to approval. Municipal or private communal water or sewer systems will not be developed.

2.1.4.6 Shorelines, Parks, and Public Access

- a) Improve public access to shorelines and water resources where appropriate and environmentally sustainable, and consider public access opportunities during the review of development applications.
- b) Balance access with protection of natural features, shoreline vegetation, and water quality through site design and best practices consistent with protecting resources.

2.1.4.7 Natural Heritage Protection and Environmental Stewardship

- a) Protect and enhance the natural environment as a primary consideration in all land use decisions.
- b) Direct development away from significant natural heritage features and sensitive areas, including (but not limited to): provincially significant wetlands, significant wildlife habitat, significant portions of habitat of endangered and threatened species, fish habitat, Areas of Natural and Scientific Interest (ANSI), and other key natural heritage features.
- c) Apply watershed-based planning and low-impact design measures to maintain water quality and ecological function where possible.

2.1.4.8 Natural and Human-Made Hazards, Public Health and Safety, and Climate Resilience

- a) Direct development away from natural hazards (including flood plains, unstable slopes, erosion-prone or unstable soils) and human-made hazards (including abandoned mine sites) to protect public health and safety.
- b) Incorporate climate change considerations, including the potential for increasing hazard severity over time, into planning and development approvals to build long-term community resilience.

2.1.4.9 Mineral Aggregate Resources

- a) Protect existing mineral aggregate operations and areas of high aggregate resource potential from incompatible development to ensure long-term access to these non-renewable resources.
- b) Require new development to demonstrate it will not hinder existing or future extraction, and support appropriate progressive and final rehabilitation of extraction sites.

2.1.4.10 Cultural Heritage Resources

- a) Areas of Cultural Heritage value or interest shall be conserved and protected from negative development impacts. Where impacts are unavoidable, mitigation measures, including but not limited to technical cultural heritage studies, shall ensure minimal impacts to the heritage attributes, functions and users of these important assets.

2.2 Provincial Planning Context

- a) Land use planning in the Township of Ryerson operates within a comprehensive provincial framework established under the Ontario Planning Act, R.S.O. 1990, c. P.13. The Act sets out the legislative foundation for how municipalities plan, regulate, and manage land use in Ontario. It defines the purpose, minimum content, and amendment process for Official Plans and Zoning By-laws; outlines approval processes for subdivisions and consents; and establishes requirements for public notice, engagement, and appeal rights. Importantly, the Act requires that all municipal planning decisions be consistent with provincial policy.
- b) Under Section 3 of the Planning Act, the Provincial Planning Statement, 2024 (PPS 2024) provides province-wide policy direction for land use planning and applies to all lands within the Township of Ryerson. Municipal Official Plans and all related planning and public works decisions must be consistent with the PPS 2024.
- c) The PPS 2024 provides direction on key areas including:
 - i) Population and employment planning, and long-term growth management
 - ii) Housing supply, land availability, and a broad range of housing options
 - iii) Public health and safety, including hazard avoidance and climate-related risks
 - iv) Rural area viability and the protection of natural resources
 - v) Infrastructure planning, including transportation, water, and sewage systems
 - vi) Environmental protection, including wetlands, water resources, wildlife habitat, and natural heritage features
 - vii) Economic development, resource management, and the protection of agricultural lands and uses
- d) The PPS 2024 sets out provincial interests that municipalities must address when developing local planning policies. While the statement provides broad direction, it also recognizes the diversity of Ontario's communities and the need to tailor local planning frameworks to unique community contexts. Municipalities are expected to complement

provincial policy with locally-generated policies that reflect their character, service capacity, and long-term vision.

- e) In Ryerson Township, the Official Plan has been prepared to be consistent with the PPS 2024 while expanding upon provincial direction in a manner that reflects the Township's rural character, development patterns, environmental features, and role within the District of Parry Sound. This Plan applies the policy direction of the PPS through a local lens of protecting natural heritage and rural landscapes, supporting modest growth in Rural and Shoreline Areas, directing development away from hazards, and ensuring that planning decisions align with the Township's servicing model and long-term economic sustainability.

3 Indigenous Engagement and Interest

- a) The Township of Ryerson recognizes that Indigenous communities have had a longstanding relationship with the lands and waters that now form the Township. These lands are part of a broader treaty landscape, and the Township acknowledges the rights, histories, and enduring presence of the First Nations and Métis communities who maintain deep cultural, spiritual, and environmental connections to this territory.
- b) The Township is committed to engaging with Indigenous communities in a manner that is respectful, early, meaningful, and collaborative, consistent with the Planning Act, the Provincial Planning Statement, and the Crown's constitutional obligations related to Aboriginal and treaty rights. Under Ontario's planning framework, municipalities share responsibility for ensuring that Indigenous perspectives inform land use planning, recognizing that meaningful engagement enhances decision-making and contributes to reconciliation.
- c) This Plan directs planning authorities to work constructively with Indigenous communities, promote knowledge-sharing, and incorporate Indigenous perspectives in land use planning, particularly where planning decisions may intersect with Indigenous rights, cultural heritage resources, or environmental stewardship. Early engagement is encouraged so that Indigenous communities can share information, express interests and concerns, and participate in shaping decisions that may affect their way of life.
- d) In keeping with these principles and expectations, the Township will:
 - i) Foster respectful, ongoing relationships with neighbouring Indigenous communities grounded in openness, good faith, and cultural awareness;
 - ii) Provide early, accessible, and timely communication regarding planning matters;
 - iii) Seek to understand and incorporate Indigenous knowledge, values, and perspectives in the planning process; and
 - iv) Work collaboratively to identify, avoid, minimize, or mitigate potential impacts on Indigenous rights, interests, and culturally significant places.
- e) The Township understands that meaningful Indigenous engagement is more than a procedural requirement, it is a pathway to strengthening relationships, improving planning outcomes, and contributing to reconciliation. This approach is aligned with the spirit and intent of Section 35 of the Constitution Act, 1982, the principles of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), including the principle of Free, Prior and Informed Consent (FPIC) as it relates to early information sharing, respect, and collaborative decision-making, and the Honour of the Crown.

- f) Through the policies that follow, the Township commits to an approach to planning that supports an inclusive approach to cultural heritage, recognizing Indigenous heritage as dynamic, continuing, and foundational to the Township, while respecting broader Canadian heritage frameworks. Planning decisions shall seek to protect cultural landscapes, heritage resources, and values identified by Indigenous communities, and ensure that heritage processes do not unintentionally erase or diminish Indigenous perspectives, while supporting healthy, sustainable lands and communities for present and future generations.

4 Settlement Area Structure and Growth Needs and Management

Ryerson does not contain a designated settlement area, and no new settlement areas are anticipated. This reflects the Township's rural landscape, low overall population, and limited servicing capacity, consistent with typical rural northern planning conditions.

Growth will continue to occur through:

- modest rural residential development,
- redevelopment or infill on existing rural lots, and
- ongoing seasonal and recreational property activity.

The Census confirms a very low density of 4.0 persons per km², reinforcing the low-intensity rural form.

4.1 Rural Clusters

- a) Although no formal Settlement Areas exist, the Township contains several long-established rural hamlets that have served as focal points for nearby rural and waterfront residential activity:
 - i) Doe Lake
 - ii) Midlothian
 - iii) Rockwynn
 - iv) Starratt
 - v) Wisemans Corners
 - vi) Bourdeau
- b) These clusters are not designated settlement areas but are acknowledged as existing rural nodes that contribute to the Township's cultural identity and rural community fabric.

4.2 Growth Expectations and Land Needs

Consistent with Census 2021 findings of modest population growth and in alignment with PPS 2024 direction for rural municipalities, the Township does not require the designation of new lands or the establishment of a Settlement Area to accommodate anticipated residential or employment needs. Growth is expected to remain limited, stable, and predominantly rural in character, with no expectation of significant residential, commercial, or industrial expansion during the 20- to 30-year planning horizon.

While Ryerson experienced 15% growth between 2016–2021, long-term forecasting must account for the Township’s rural context and limited development pressures.

Newly available Census indicators support a scenario-based forecasting approach:

- a) Low-Growth Scenario (0.3–0.5%/yr)
Reflects typical long-term rural growth patterns; population stabilizes around 800–900 residents by 2051.
- b) Moderate-Growth Scenario (~1.5%/yr)
Aligns with recent Census performance; population reaches 950–1,050 residents.
- c) High-Growth Scenario (~2.0%/yr)
Assumes continued strong in-migration and seasonal-to-permanent transitions; population exceeds 1,100 residents by 2051.

Based on the available data and recognizing the improbability of a 15% growth rate through to 2051, a moderate growth scenario of 1000 residents over the planning horizon is being planned for. Using the current average household size of 2.1 persons from the Census data, 476 new residential units over the 25-year planning horizon are planned for. This represents approximately 19 new residential housing units per year.

It is recognized that Additional Residential Units (ARUs) and other housing types that single detached dwellings are aligned with the average 2.1 person households typically seen within the Township.

According to MPAC property code data, there are 482 existing vacant parcels within the Township, indicating that existing conditions within the Township could effectively address anticipated growth with development on existing lots rural lots. Additionally, there exists significant rural lands available for appropriate future residential development.

4.3 Affordable Housing Targets and Policies

The Township of Ryerson is a rural municipality with a predominantly low-density, owner-occupied housing stock and a limited supply of rental housing. According to the 2021 Census, the Township has 350 households, with a 92.9% homeownership rate, leaving only 25 renter households (7.1%).²

Median after-tax household income is \$59,200 (2020). This income profile, combined with limited rental options and a high proportion of single-detached dwellings, shapes the Township’s affordable housing needs.

² [Focus on Geography Series, 2021 Census - Ryerson \(Census subdivision\)](#)

The Provincial Policy Statement definition of affordability is income-based, requiring that housing costs not exceed 30% of gross annual household income.

4.3.1 Affordable Targets

The following targets and thresholds have been set relating to affordable housing in the Township based on available Census data (note that income data is net value versus the recommended gross monthly income as gross income is not publicly available):

- a) 10 – 15% of new housing units
- b) \$1,480 per month in total shelter cost threshold
- c) \$225,000 - \$230,000 affordable purchase price

These targets recognize the high rate of ownership and the lack of existing rental stock. An aging population is a typical trend in northern Ontario, and this Plan recognizes the need and encouragement for a diversity of housing stock to meet future needs.

4.3.2 Affordable Housing Policy Framework

Ryerson’s affordability landscape is defined by high ownership, limited rental supply, and moderate rural incomes. With PPS-aligned affordability calculations showing that residents can afford up to \$1,480/month in shelter costs and Canada Mortgage & Housing Corporation (CMHC) analysis placing the affordable purchase price near \$225,000–\$230,000, the Township requires targeted policies to diversify housing options and protect affordability.

The policies and targets in this section provide a robust rural strategy consistent with provincial policy direction and tailored to Ryerson’s demographic and economic context.

- a) Permit Additional Residential Units (ARUs) in rural dwellings where servicing permits.

CMHC-Based Ownership Affordability Analysis

CMHC mortgage qualification rules require that housing costs satisfy:

- Gross Debt Service (GDS) $\leq$ 39% of gross monthly income
- GDS includes mortgage principal & interest, property taxes, and heating costs

Using the median household income of \$59,200: $4,933.33 \text{ monthly income} \times 0.39 = 1,924$ maximum allowable housing cost

Subtract typical rural taxes & heating:

- Property taxes $\approx$ \$250/month
 - Heating $\approx$ \$200/month
- Total non-mortgage: \$450/month

Mortgage payment affordability: $1924 - 450 = 1,474$ per month

Using 5% down, 5.0% interest, 25-year amortization:

- Maximum mortgage amount $\approx$ \$209,000
- CMHC premium (4% on insured mortgage) $\approx$ \$8,360
- Down payment $\approx$ \$11,000

Affordable purchase price = \$225,000–\$230,000

- b) Support smaller home formats (e.g., 1- and 2-bedroom dwellings) to diversify housing stock.
- c) Encourage conversion of existing large homes into multi-units where servicing requirements are met.
- d) Promote adaptive reuse of rural commercial or institutional buildings for rental units.
- e) Encourage accessible, small-format housing, co-housing or multi-generational models.
- f) Permit conversion of seasonal dwellings to year-round dwellings with public road access and appropriate servicing.
- g) Encourage partnerships with the District of Parry Sound Social Services Administration Board, CMHC and non-profit housing providers coordinated through the housing and homelessness service manager in the District if possible.

4.4 Location and Form of Future Growth

- a) Future development will occur primarily through:
 - i) Limited rural residential development on appropriately sized lots with private on-site services;
 - ii) Development and redevelopment within existing rural clusters;
 - iii) Shoreline residential lots, generally for low-density dwellings compatible with the Township's rural and recreational character;
 - iv) Resource-related development, where appropriate and consistent with environmental protection and rural lands policies.
- b) The Official Plan directs land use decision-making in a manner that:
 - i) Maintains Ryerson's rural and shoreline character;
 - ii) Protects natural resources, agricultural lands, and environmental features;
 - iii) Ensures development is compatible with the Township's rural form and servicing model;
 - iv) Supports opportunities for rural living, tourism, recreation, and resource-based economic activity;
 - v) Avoids unnecessary expansion of development areas, consistent with policy direction for rural lands.

4.5 Growth Management Approach

Ryerson's growth management strategy focuses on:

- a) Supporting existing communities, rather than expanding or formalizing new settlement structures;
- b) Directing growth to Rural and Shoreline designations, where character, servicing constraints, and environmental features can be appropriately managed;
- c) Ensuring development occurs in a manner that avoids hazards, protects environmental assets, and respects agricultural operations.

5 General Policies Applicable to All Designations

5.1 Natural & Human Made Hazards

The Natural and Human-Made Hazards policies of this Plan ensure that land use decisions protect public health and safety by directing development away from areas where natural or human-made conditions pose unacceptable risks. Municipalities must identify and avoid hazardous lands such as flood-prone areas, erosion-susceptible slopes, and other natural features where the potential for property damage or personal harm is expected to increase with changing climate conditions. Planning authorities must also consider human-made hazards, including abandoned mine sites and contaminated lands, and to ensure that development does not proceed where such hazards cannot be appropriately mitigated.

5.1.1 Contaminated Sites and Abandoned Mine Sites

- a) Contaminated sites are properties where contaminants are present, or are likely to be present, at levels that could cause an adverse effect on human health or the environment. Abandoned mine sites, identified by the Ministry of Energy and Mines (MEM), include former above- or below-ground workings, pits, quarries, processing areas, waste or tailings sites, and other associated facilities that are no longer in operation.
- b) To ensure public safety, development within 1,000 metres of known or suspected contaminated sites or abandoned mine hazards will only be permitted where it is demonstrated that the hazard does not affect the development lands, no longer exists, or has been properly remediated. Any proposal involving these areas must be supported by a technical report prepared by qualified professionals to the satisfaction of the municipality, in consultation with appropriate agencies, and in accordance with applicable provincial legislation and standards.
 - i) If the hazard is related to historic aggregate extraction, the assessment must be completed by qualified professionals to the satisfaction of the municipality, in consultation with appropriate agencies, and in accordance with applicable provincial legislation and standards.
 - ii) If the hazard is related to mining operation or mineral aggregate operation, the assessment must meet the requirements of the MEM.
- c) All contaminated sites must be assessed and remediated in accordance with the Environmental Protection Act and applicable standards of the Ministry of the Environment, Conservation and Parks (MECP), ensuring no adverse effects remain before any development or redevelopment occurs. Development on or near lands with human-made hazards may proceed only once rehabilitation or other mitigation measures have been completed to the appropriate regulatory standards.

- d) Where soils may be contaminated due to former commercial or industrial uses, development will be permitted only after required environmental assessments and remediation have been undertaken. A Record of Site Condition (RSC) is required prior to development approval for contaminated sites, especially when there is a proposed change in use to a more sensitive land use.
- e) All costs for environmental assessment, site remediation, and preparation of any required RSC shall be borne entirely by the applicant or landowner.
- f) When reviewing development applications involving sites suspected or known to be contaminated, the Township may require the applicant to complete a Phase I Environmental Site Assessment (ESA) in accordance with Ontario Regulation 153/04. If the Phase I ESA identifies potential contamination, or if O. Reg. 153/04 requires it, a Phase II ESA must also be completed. The Phase II ESA consists of sampling and laboratory analysis to confirm the presence, extent, and severity of contamination.
- g) As a condition of development approval, the municipality may require that remediation be completed to the applicable MECP standards under O. Reg. 153/04 and the Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Filing of a final Record of Site Condition, prepared and certified by a qualified person, is mandatory for land use changes from industrial or commercial uses to residential or parkland, and must be acknowledged by MECP. A site clean-up plan may also be required to ensure appropriate remediation consistent with provincial guidelines.

5.1.2 Flood Plains

- a) Floodplains are identified in Schedule C: Natural and Human Made Hazards.
- b) The Township recognizes the importance of effective flood plain management to prevent loss of life, property damage, and social disruption in the event of a regulatory flood. The regulatory flood elevation (flood plain) is based on the higher of the 1:100 year flood and the level of flooding that would occur under a storm modeled on the Timmins (1961) storm. Development will be directed to areas outside of lands recognized as flood plains.
- c) New development *and site alteration* (including buildings, structures, removal or placing of fill) will be prohibited in all flood plains, except for minor expansions of existing non-conforming uses (such as a deck), structures necessary for flood or erosion control or development that, by its nature, is required to be located adjacent to water.
- d) New development shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

- e) New development shall not be permitted in any floodway, regardless of whether the area of inundation contains high points of land not subject to flooding.
- f) Where the Township is unable to determine the boundary or extent of the floodplain on a lot, the applicant shall provide confirmation that the development occurs outside the floodplain or, where otherwise permitted, can be suitably flood proofed. The location of the floodplain elevation will be determined by the surveying of elevations by a qualified Ontario Land Surveyor or qualified engineer.
- g) The regulatory flood levels include the following below which elevations, while not shown on Schedule A, are intended to be within the “Environmental Protection” designation, and in the case of the Magnetawan River, to be within the “Magnetawan River Floodplain” designation unless they are within the “Magnetawan River Provincially Significant Wetland” designation. The segments for the flood elevations for the Magnetawan River are shown on Schedule C to this Plan.
- h) Regulatory Flood Elevations (in metres, above Canadian Geodetic Datum):
 - i) Ahmic Lake – 281.47m (including a 0.56m wave uprush in storm events);
 - ii) Cecebe Lake – 283.66m (plus a 0.50m minimum elevation for building openings);
 - iii) Doe Lake – 296.91m (including a 0.46m wave uprush in storm events); and,
 - iv) Magnetawan River – Segments are identified in Appendix 1 to this Plan.
- i) New lots may be created by consent or plan of subdivision adjacent to a flood plain boundary where there is adequate development area outside the flood plain in each proposed lot and where there would be safe access during times of flooding.
- j) The Zoning By-law implementing this policy will zone flood plains in a separate restrictive land use category or identify specific flood elevations in the text of the zoning by-law. Where no other information exists, flood plain areas will be identified through a technical study prepared by a qualified individual.
- k) There is currently no other engineered flood plain information available for the Township. Until such information is developed and incorporated into the Environmental Protection and Natural Features policies, marginal refinements to flood plain boundaries may be made without an amendment to the Official Plan, provided they are in keeping with the original intent of the Environmental Protection and Natural Features policies, and natural hazard policies of the PPS 2024

5.1.3 Wildland Fire

- a) Properties located within areas identified by the Ministry of Natural Resources (MNR) as having high or extreme wildland fire risk must submit a Wildland Fire Assessment Report

as part of any development or site alteration application. These hazardous forest types are identified using MNR's wildland fire risk assessment tools, updated from time to time.

- b) A Wildland Fire Assessment Report will include:
 - i) predominant vegetation (fuel types), particularly those that are high to extreme risk for wildland fire;
 - ii) forest condition (e.g., presence of storm or insect damage);
 - iii) topography and slope;
 - iv) presence of water source(s);
 - v) distance to organized response resources (e.g., fire station);
 - vi) access;
 - vii) recommend mitigation measures, as required; and
 - viii) site plan of the subject lands identifying proposed building site, vegetation location and location of recommended mitigation measures.
- c) Wildland fire mitigation measures which would support development or site alteration shall not be permitted:
 - i) in provincially significant wetlands;
 - ii) in significant wildlife habitat or significant areas of natural or scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function;
 - iii) in fish habitat or the habitat of endangered or threatened species except in accordance with provincial and federal requirements; and
 - iv) on adjacent lands to significant wetlands, significant wildlife habitat, significant areas or natural or scientific interest and fish habitat unless the ecological function of the adjacent lands had been evaluated and it no negative impact on the natural features or their ecological function has been demonstrated.
- d) This Official Plan directs development away from areas with hazardous forest types wherever possible. However, development may be permitted in such areas if risks can be appropriately mitigated in accordance with MNR standards. Lands identified as having high to extreme wildland fire risk may also be placed under Site Plan Control to ensure fire-risk mitigation measures are properly implemented.

5.1.4 Steep Slopes

Development will be setback from areas exhibiting steep slopes and/or landscape features that are subject to active erosion. The minimum setback distance to the slope or erosion hazard will be determined through preparation of a technical study, to the satisfaction of the Township.

5.2 Cultural Heritage Resources

5.2.1 Crown Lands

The policies of this Plan are not binding on undertakings carried out on Crown Land by the Crown or its agents, but will be binding on any lands that cease to be Crown lands. Council will encourage all levels of government to have regard to the policies of the Plan wherever possible. Permitted uses of Crown Lands shall be in accordance with the Crown Land Use Policy Atlas and Land Use Guidelines, and other plans as constituted from time to time by the Ministry of Natural Resources.

5.2.2 Cultural Heritage

- a) Council shall ensure cultural heritage resources, which include archaeological resources, built heritage resources, and cultural heritage landscapes are conserved which includes their identification, protection, management, and use in a manner that ensures their cultural heritage value or interest is retained.
- b) The Ontario Heritage Act provides the legislative framework for conserving cultural heritage resources across Ontario. Through this Act, individual properties, built heritage resources and heritage conservation districts, cultural heritage landscapes, and archaeological resources may be conserved by municipal by-law. Pursuant to the Ontario Heritage Act, council may by by-law, and in consultation with the municipal heritage committee, where one has been established:
 - 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.
- c) Where a property has been designated under Part IV or V of the Ontario Heritage Act, Council shall conserve the protected heritage property by requiring any person who proposes to demolish or alter the property to submit an application to Council for approval under the Ontario Heritage Act. The application shall be accompanied by the material prescribed in O. Reg 385/21. Prior to the designation of a heritage conservation district(s), council:

- 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(s) 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.
- d) The municipal clerk shall maintain a Register of Heritage Properties which will include properties that have been designated under Part IV or Part V of the Ontario Heritage Act (OHA). A Municipal Heritage Committee (MHC) may be established pursuant to Section 28 of the Ontario Heritage Act to advise and assist council on matters related to Parts IV and V of the Act.
- e) 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 Ontario Heritage Act. The Register of Heritage Properties will be available on a publicly accessible website and will be updated regularly to ensure effective conservation.
- f) All development and site alteration permitted by the land use policies and designations of this Plan shall conserve cultural heritage resources and these resources shall, wherever possible, be incorporated into plans or designs that may be prepared for new development. 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.
- g) Ryerson Township recognizes that its lands may contain archaeological resources or areas of archaeological potential including marine archaeological remains from the pre-contact period through the modern era up to the last 50 years.
- h) Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing an archaeological site or considered to have archaeological potential.
- i) Where significant archaeological resources are found, they may require on-site preservation or rescue excavation prior to development proceeding.
- j) 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.

- k) Where in water impacts are anticipated as part of future development or site alterations (e.g., shoreline alterations or the construction of docks), a marine archaeological assessment will be required for areas of marine archaeological potential.
- l) Areas of archaeological potential are identified through the application of criteria established by the province or an Archaeological Management Plan. 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 and will utilize provincial screening checklists. The Township may prepare an Archaeological Management Plan, which may include:
 - i) Mapping of known archaeological sites, areas of archaeological potential;
 - ii) Procedures for identifying, evaluating, and managing archaeological resources as part of development review;
 - iii) A collaborative protocol with Indigenous communities to conserve archaeological resources.
- m) Where development has the potential to disturb a known or suspected cemetery or burial site, Council shall require an archaeological assessment carried out by a licensed consultant archaeologist. All work must comply with the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act, and follow any direction from the Ministry of Public and Business Service Delivery and Procurement.
- n) In undertaking municipal public works, Council will conserve cultural heritage resources and will require appropriate measures, including but not limited to technical cultural heritage studies, to avoid or mitigate negative impacts on significant heritage resources.
- o) The Township values the knowledge and perspectives of Indigenous communities and will engage early and collaboratively with them in planning processes involving cultural heritage resources. Council may develop a protocol to support these collaborative approaches and ensure that Indigenous cultural heritage resources are respectfully conserved.

5.3 Community Design and Complete Communities

- a) The Township of Ryerson supports community design that strengthens rural character, enhances safety and accessibility, and fosters resilient, complete communities appropriate for a rural municipality. Although Ryerson does not contain designated settlement areas, its rural clusters, shoreline communities, and dispersed low-density development form the structure of community life. Community design in this context

focuses on protecting natural features, maintaining scenic rural qualities, and ensuring new development is compatible with the surrounding landscape while supporting long-term rural viability.

- b) Complete communities in Ryerson are places where residents, permanent and seasonal, can safely meet daily needs, enjoy high-quality rural living, and access essential services within or near the Township. The Township encourages development that improves connectivity, supports diverse rural housing opportunities, and strengthens the local economy through tourism, home-based businesses, and other compatible uses.
- c) New development must complement the Township's natural heritage, cultural heritage landscapes, and rural character. Community design should incorporate climate-resilient features, support emergency access, and avoid or mitigate natural and human-made hazards.
- d) A Community Improvement Plan may be created by the Township to proactively stimulate community improvement (including affordable housing), rehabilitation and revitalization as per the provisions of the Planning Act.

5.3.1 Accessibility

The Township is committed to supporting accessibility in buildings, sites, and public spaces. Development should:

- a) Incorporate barrier-free design where feasible;
- b) Provide safe, accessible routes for pedestrians, vehicles, and emergency services;
- c) Align with all applicable requirements of the Accessibility for Ontarians with Disabilities Act (AODA);
- d) Consider accessibility needs early in the development review process.

5.3.2 Rural Character Design Criteria

Development and site alteration must reinforce and protect Ryerson's rural character. Key design considerations include:

- a) Low-profile, low-intensity built form that fits the landscape;
- b) Retention of natural vegetation, tree cover, and rural road setbacks;
- c) Protection of scenic views, cultural landscapes, and shoreline character;
- d) Building placement that follows natural topography, minimizes grading and established appropriate development setbacks;

- e) Rural-appropriate materials, massing, and siting to minimize visual impacts and provide adequate sight lines;
- f) Compatibility with surrounding rural land uses, including agriculture and resource operations.

5.3.3 Services and Utilities

Development must respect the Township's rural servicing model and PPS 2024 direction to align growth with infrastructure capacity.

Key servicing expectations include:

- a) Reliance on private on-site water and sewage systems;
- b) No planned expansion of municipal or communal servicing;
- c) Efficient integration of utilities that minimizes impacts on natural and rural landscapes;
- d) Ensuring emergency access and wildfire-resilient design where needed;
- e) Supporting improved telecommunications and broadband to enhance rural economic opportunities.

5.3.4 Housing Diversity

A complete community offers a range of housing options that meet the needs of a diverse population. In Ryerson's rural context, Additional Residential Units (ARUs), a variety of low-density housing forms, and supportive living accommodations such as group homes play an important role in supporting housing choice and long-term community sustainability.

The Township recognizes that:

- a) ARUs help accommodate evolving household needs, support aging-in-place, and provide gentle rural intensification;
 - i) Additional residential shall be permitted in all land use designations that permit residential uses.
 - ii) The minimum lot area for an additional residential unit in the Shoreline Designation shall be 0.4 hectares (1 acre);
 - iii) Additional residential units shall only be permitted on a lot that contains a primary dwelling occupied on a permanent, year-round basis;
 - iv) Severance of the lot to separate an additional residential unit from the primary

dwelling shall not be permitted;

- v) Additional residential units shall only be permitted on lots that are accessed by a year-round publicly maintained road;
- vi) Additional residential units shall not be permitted to be used as a short-term rental or as part of a bed and breakfast establishment.
- vii) Additional residential units shall not be permitted within 300-metres (984.3 feet) of an at-capacity lake, or within hazardous or environmentally sensitive lands.
- viii) Additional residential units shall be connected to water supply and sewage disposal services. On-site capacity for the additional residential units must be demonstrated to the satisfaction of the Township, and which may include a technical study/assessment demonstrating that no negative impacts to groundwater or neighbouring properties will occur as a result of the development. Provision of water and sewage services can be shared with or separate from the primary dwelling;
- b) A range of housing types, forms and tenures, including single-detached homes, ARUs, cluster housing, and group homes contributes to community inclusiveness and resilience, and is supported to meet the needs of current and future residents including low- and moderate-income households;
- c) Group homes and similar small-scale supportive housing options are compatible with rural communities when designed to maintain rural character and meet servicing requirements;
- d) Diverse housing forms support rural viability, and responding to local needs;
- e) Affordable and attainable housing is essential to community well-being, economic resilience, and social equity.

Housing diversity in Ryerson must continue to respect the Township's rural form, natural features, and servicing limitations, while ensuring that residents of varying ages, abilities, and life circumstances can remain part of the community.

5.3.5 Energy Conservation, Renewable Energy Projects & Climate Change

- a) The wise management and conservation of energy resources shall be promoted by the Township through various activities. Consideration will be given to site plan controls that encourage energy conservation through methods such as the use of landscaping and building orientation to reduce energy costs, and the use of alternative energy sources.

- b) The Township shall support opportunities for the development of energy supply systems including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.
- c) The Township supports development and management practices which address climate change mitigation and adaptation. Development considerations include but are not limited to:
 - i) The reduction of greenhouse emissions;
 - ii) The improvement of air quality;
 - iii) Promotion of compact development form;
 - iv) The promotion of green infrastructure; and
 - v) The promotion of design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and maximizes opportunities for the use of renewable energy systems and alternative energy systems.
- d) The Township supports public education, awareness and engagement activities that identify climate change and its local impacts and will undertake appropriate action.
- e) The Township will continue to plan for infrastructure that will accommodate climate changes including, but not limited to, more severe storm events, flooding, drought, wildland fires, and wider temperature fluctuations.

6 Residential and Mixed Uses

The Rural Area of Ryerson Township is characterized by low-density residential living within a natural, rural landscape. Residential development in these areas is intended to remain limited in scale and compatible with the Township's rural character, while still providing a range and mix of housing options that meet the evolving needs of residents. A variety of housing forms, such as multi-generational living arrangements, affordable or attainable housing options, and flexible rural residential configurations, is encouraged to support demographic shifts, aging in place, and long-term community sustainability. These housing options shall be designed to maintain compatibility with the surrounding rural landscape and respect local servicing constraints.

To further support complete rural communities and help achieve the Township's economic objectives, scale-appropriate commercial uses that serve the day-to-day needs of rural residents may also be permitted. Examples may include home-based businesses, small rural service shops, on-farm or resource-related commercial activities, or neighbourhood-level convenience commercial uses. This approach aligns with the broader intention of Official Plans to balance land uses, support local economies, and contribute to orderly community development.

All residential and mixed uses in the Rural Area shall be evaluated against the general policies of this Plan, including requirements for natural heritage protection, hazard considerations, infrastructure and servicing suitability, and the overall preservation of the rural landscape. Detailed standards for lot size, setbacks, building placement, and the design of accessory or commercial structures will be established in the Township's zoning by-law in accordance with the policy framework provided by this Plan.

6.1 Land Use Designations

The policy framework for guiding development in the Township of Ryerson are the Land Use Designations of Rural, Agriculture, Shoreline and the Magnetawan River Development Area as identified by the province through the previous Official Plan, shown on Schedule A. Policy overlays for Natural Heritage, Development Constraints of hazard lands and Aggregate and Mineral Resources further inform how lands can be developed in the Township and are found in Schedules B through E.

Land use designations are the tools that link policies to the development that occurs on the ground. Assigning a designation to an area determines how it may be developed over the planning period by defining certain requirements and prohibitions that implement the Official Plan policies.

Seven land use designations are identified on Schedule A – Land Use:

- Agricultural

- Rural
- Shoreline
- Magnetawan River Development Area (MMAH Mod 32a from previous Official Plan)

Policies specific to each of the designations should be used in conjunction with the other policies of this Plan.

6.1.1 Rural

6.1.1.1 Identification

The Rural designation is shown on Schedule A and applies to most of the land in the Township and generally includes all lands that are not designated Agricultural, Shoreline, Environmental Protection, Magnetawan River Provincially Significant Wetland, Magnetawan River Floodplain or Magnetawan River Development Area.

6.1.1.2 Principles

- a) The preservation and promotion of the rural character of the Township and the maintenance of the open countryside are basic principles applicable to all development in the Rural designation.
- b) To reinforce the impression of an open and natural landscape, the development pattern will continue to be characterized by large wide lots with varying setbacks.

6.1.1.3 Permitted Uses

- a) Permitted uses include:
 - i) Residential uses;
 - ii) Accessory uses;
 - iii) Hunt camp;
 - iv) Accessory businesses including home-based businesses, and bed and breakfast establishments;
 - v) Agricultural uses, agriculture-related uses, and On-Farm Diversified Uses (OFDUs);
 - vi) Resource based uses and management;
 - vii) Conservation or forestry uses; and
 - viii) Small scale tourism and recreational uses.

- b) Development shall comply with the Minimum Distance Separation (MDS) formulae and guidelines in OMAFA Publication 853, as amended from time to time. For the purposes of this policy, non-farm development includes the creation of lots, new or expanded dwellings, commercial, institutional, recreational, industrial and other non-agricultural uses; such proposals shall be evaluated using MDS I where they are located near existing livestock facilities, manure storages or anaerobic digesters. Farm development includes new, expanded or altered livestock facilities, manure storages and anaerobic digesters; such proposals shall be evaluated using MDS II where they are located near existing or approved development, lot lines and road allowances. MDS analyses shall be required where applicable to minimize odour conflicts between livestock facilities and development.
- c) Uses not listed as permitted in this designation are prohibited. Proposals for mineral mining operations (the *Mining Act, 1990*) and mineral aggregate operations (the *Aggregate Resources Act, 1990*) outside areas designated Mineral Aggregate Resource shall require an Official Plan Amendment.

6.1.1.4 Development Policies

- a) Lot areas and frontages will be sufficient to retain the traditional development pattern and character of the area in which the development is proposed. In this regard, the following provisions apply:
 - i) lot frontages will not be less than 60 metres (200 feet) nor lot areas less than 1.0 hectare (2.5 acres); and,
 - ii) a variety of larger lot areas and frontages will be encouraged in any development proposal to enhance the rural character of the Township.
- b) New lots and retained lots shall front on a year-round municipally maintained road and shall be subject to municipal entrance permit criteria.
- c) Direct access to provincial highways shall be discouraged, and development shall be designed to use existing or planned municipal roads where feasible. All new or modified access to a provincial highway requires Ministry of Transportation approval.
- d) Where floodplain is present in a proposed new lot, sufficient building envelope shall be identified outside of the floodplain as a condition of Consent.
- e) The physical features of the property will be maintained and significant site alteration through tree cutting, blasting, or placing or removal of fill will be discouraged;
- f) New lots shall have sufficient area to accommodate an on-site sewage disposal system and a potable water supply;

- g) When residential severances are proposed, zoning amendment, subdivision, consent, and site plan control processes may be used to ensure that the proposed development is in keeping with the rural character of the area.
- h) Lot creation shall occur primarily by Consent, where the number of lots created from an original parcel of land is a total of 3 plus the retained lot to ensure consistent development with the Rural character of Ryerson.
- i) Where more than 3 new lots (plus the retained) are proposed, lot creation shall be done through a Plan of Subdivision.
- j) Hunt camps, which are used only as a temporary base for hunting, fishing or trapping activities, may be permitted within the Rural designation. A hunt camp shall not be required to front on a public road and may be serviced by any type of sewage disposal system approvable under the Building Code Act. Specific provisions for hunt camps shall be implemented through the Zoning By-law.
- k) Prior to considering amending the Zoning By-law for a major recreation use, such as a golf course, Council shall be satisfied that:
 - i) the development can be designed and sited to blend in with the rural character of the area and adequately buffered from adjacent residential development;
 - ii) appropriate guarantees are in place to ensure that the impacts of private on-site water and sewage disposal systems on surrounding properties are monitored and that sufficient financial securities are available to correct negative off-site impacts on the quality or quantity of groundwater, surface waters, and the environment; and,
 - iii) the proposed use is accessed by a publicly maintained year-round road that can accommodate the additional traffic generated by the proposed development.
 - iv) Appropriate technical studies are prepared to demonstrate the suitability of the site for the proposed development, including but not limited to an Environmental Impact Study; grading and stormwater management plan; traffic impact study; hydrogeological and site servicing plan; archaeological assessment; and any required Provincial Ministry certificates or approvals.
- l) Examples of commercial activities that may be appropriate in the Rural area include restaurants, retail stores and accommodation facilities so long as Council can be satisfied that:
 - i) the proposed use is compatible with the character of the area;
 - ii) adequate water, sewer, parking, loading facilities and landscaping can be provided on-site;

- iii) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties; and,
 - iv) the proposed use is accessed by a publicly maintained year round road that can accommodate the traffic generated by the proposed development.
 - v) the proposed use shall be subject to site plan control, pursuant to Section 41 of the Planning Act.
- m) The establishment of new waste disposal or waste treatment facilities including landfill or recycling facilities, salvage yards, sewage lagoons, or sites used for the disposal of wastes from septic or holding tanks, shall require an amendment to the Official Plan. The application shall address feasibility, site suitability, traffic, and haul routes, and to assess impacts. No such facility will be located within 500 metres (1,640 feet) of a sensitive land use.

6.1.2 Shoreline

6.1.2.1 Identification

Lands designated Shoreline are identified on Schedule A and generally include lands that abut and extend 150 metres inland from recreational waterbodies, with the exception of those within any identified flood elevation on any water bodies, including lands abutting the Magnetawan River.

6.1.2.2 Principles

- a) The development of Shoreline property for residential, tourist commercial, and public open space uses will be promoted.
- b) Development is promoted in locations where demands on public services will be minimized, and where development will most effectively use or help pay for existing services.

6.1.2.3 Permitted Uses

- a) Permitted uses include:
 - i) Accessory uses;
 - ii) Residential uses;
 - iii) Commercial facilities for tourists that include accommodations, recreational facilities, and/or marinas;
 - iv) Recreational uses;
 - v) Small scale institutional uses; and

- vi) Open space and conservation uses.

6.1.2.4 Development Policies

- a) The minimum lot area shall be 1 hectares (2.47 acre) with a minimum water frontage of 60 metres (200 feet) for the creation of new residential lots;
- b) Development is required to front upon and have direct access to a *year-round*, publicly maintained road, except as noted below:
 - i) on an existing privately maintained road with the capacity to handle the additional traffic, where demand for additional municipal services would not be created, where legal right-of-way or access can be determined, and where the establishment of a public road would not be practical or feasible;
 - ii) on a minor extension of a privately maintained road, with the capacity to handle the additional traffic, where demand for additional municipal services would not be created, where legal right-of-way or access can be determined, and where the alternative of a public road is not environmentally or economically viable; or,
 - iii) via water access provided that adequate long term waste disposal arrangements and mainland parking and docking facilities are secured, to the satisfaction of the Township.
- c) All owners of properties that will be accessed by a private road, or an access road over Crown Land, or extensions to existing roads, shall enter into an agreement with the Township, to be registered on the title of all of these affected properties, to indemnify the Township and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.
- d) The construction and/or maintenance of any private roads not in existence at the time of adoption of this Plan will not be the responsibility of the Township.
- e) The restoration, preservation and protection of the natural shoreline shall be encouraged. Tree cover and vegetation should be retained wherever possible, to maintain the visual and environmental integrity of the Shoreline.
- f) Construction mitigation measures and stormwater management techniques shall be encouraged to minimize impacts on water quality resulting from development.
- g) Subdued exterior or Dark Sky lighting is encouraged so as not to interfere with the privacy and night vision of those using the waterways, and the habitat of nocturnal animals.

- h) Where a year-round maintained public road passes through the Shoreline designation approximately parallel to a waterbody, not more than a single-tier of new lots may be permitted between the shoreline and the road. The minimum lot area required is 1 hectare, and the minimum lot frontage required is 60 metres, and shall be subject to all other applicable Official Plan policies for new lot creation.
- i) Resource-based Commercial development in Shoreline areas shall generally take one of the following forms:
 - i) tourism development consisting of those commercial uses which provide lodging, accommodation, and recreational facilities for the vacationing public;
 - ii) marina development consisting of facilities located on a waterway which provide services such as docking, storage for boats and boat accessories, services, and repairs, and may include accessory uses that are complementary to the primary marina use (including snowmobile sales and service facilities); and,
 - iii) institutional uses consisting of lodging and accommodation facilities for members or clients.
- j) The following guidelines will be used in the evaluation of resource-based commercial proposals:
 - i) the property shall be large enough to accommodate the proposal;
 - ii) the proposal shall blend in with the existing waterfront setting and terrain, taking into account slope, vegetative cover, aesthetics, compatibility, and access;
 - iii) on site water and sewage disposal systems shall have the capacity to properly service the proposal; and,
 - iv) access routes shall be able to accommodate the additional traffic that will be generated.
 - v) The proposed development will have no nuisance impacts on surrounding shoreline residential development.
- k) Integrated on site recreation facilities shall be a component of any resource-based commercial development. Public use of resort facilities, particularly recreational and docking facilities, is encouraged. Joint public-private use agreements may be considered as part of any commercial development or redevelopment proposal.

6.1.2.5 Boathouses

- a) A boathouse will be permitted as an accessory structure within the Shoreline areas of the Township. The use of a boathouse for human habitation is prohibited.

- b) These structures must comply with the policies and regulations of the Township, the Department of Fisheries and Oceans, the Ministry of Natural Resources and the Ministry of the Environment. Specific regulations for boathouse structures will be established in the Township's Zoning By-law.

6.1.2.6 Islands

- a) All islands are part of the Shoreline designation, and new lots on islands will be required to meet the minimum standards for Shoreline residential development.
- b) Development on islands may only be permitted where waste disposal, mainland parking, and docking facilities are available, to the satisfaction of the Council.

6.1.2.7 Waterfront Landings

- a) Waterfront landings are privately owned parcels of land that provide alternative long-term access for water access properties. They are not intended for use as public lake access, large storage facilities, marina(s), or commercial use(s). New waterfront landings shall remain small in scale and shall provide:
 - i) Private parking facilities that are accessory to the principal water access use;
 - ii) Sufficient private docking and boat launching ramp facilities to service associated water access property(s); and,
 - iii) Natural buffering of parking facilities from adjacent uses and from the water; and
 - iv) Waterfront landings shall not be located in fish habitat or shoreline wetland areas or adjacent lands to these features, unless it has been demonstrated that the waterfront landing will have no negative environmental impacts.

6.1.2.8 Lake Carrying Capacity

- a) No development shall be permitted which would result in a waterbody being developed to the point of being over capacity as determined by Council in consultation with the Ministry of Natural Resources, the Ministry of the Environment Conservation and Parks (MECP) and adjacent municipalities in the same watershed.
- b) Any development within 300 metres (1,000 feet) of a lake shall be deemed to have an impact on the waterbody.
- c) For lot creation proposed within 300 metres of an at-capacity lake, environmental studies demonstrating that the application will not negatively impact the water quality or fish habitat, or that the lake is no longer at capacity, will be required in accordance with the Lakeshore Capacity Assessment Handbook.

- d) Should development be proposed which may bring a lake near the estimated capacity, Council shall only consider the proposal after the developer has submitted an impact report prepared by a qualified professional. In such instances, approval of the development may be subject to additional requirements contained in the Zoning By-law, development agreements or subdivision agreement.
- e) In no case shall any development exceed the capacity of the waterbody to sustain additional development from either a biological or a recreational perspective.

6.1.2.8.1 Horn Lake

Horn Lake is a coldwater lake that is primarily located in the Township of Magnetawan with a small southern bay in the Township of Ryerson. The Lake is currently developed to its full capacity, and the Ryerson portion of the shoreline is considered to be fully developed. Additional lot creation or redevelopment of existing developed lots that would result in a more intensive use of Horn Lake is not permitted within 300 metres (1,000 feet) of the shoreline.

6.1.3 Agriculture

Agricultural lands are to be protected for long-term agricultural use, recognizing their economic, ecological, and cultural value. The Agricultural subsection provides policy direction for identifying, conserving, and managing these lands, ensuring that agricultural operations can continue and evolve while maintaining compatibility with natural systems, protecting soil resources, and supporting the Township's rural economy and landscape. These policies are consistent with the PPS, 2024 and utilize the Agricultural Systems approach for the Agricultural Designation.

6.1.3.1 Identification

Lands identified as part the Agricultural Designation are shown on Schedule A – Land Use.

6.1.3.2 Principles

- a) Ryerson will protect agricultural land for ongoing and future agricultural uses, recognizing that agricultural land is a finite and non-renewable resource essential to long-term agricultural viability.
- b) The Township will minimize fragmentation of the agricultural land base by discouraging unnecessary lot creation and non-agricultural intrusions that reduce the functional integrity of agricultural areas.
- c) Land use decisions shall not negatively impact normal farm practices, ensuring farmers can continue to operate efficiently and adapt to changing economic and environmental conditions.

- d) Agriculture-related and on-farm diversified uses may be supported in the Agricultural Designation where they complement agricultural operations, do not hinder surrounding farms, and meet provincial criteria for permitted uses in prime agricultural areas.
- e) Agricultural operations must remain compatible with surrounding land uses. New or expanding non-farm uses must be located and designed to avoid introducing conflicts or constraints on agricultural production.
- f) Stewardship practices that protect agricultural productivity while also safeguarding water resources, natural heritage features, and ecological integrity will be encouraged and supported.

6.1.3.3 Permitted Uses

The following uses are permitted within the Agricultural Designation:

- a) Residential uses;
- b) Accessory uses;
- c) Agricultural uses;
- d) Agriculture-related uses and On-Farm Diversified Uses (OFDUs);
- e) Conservation uses; and
- f) Forestry uses.

6.1.3.3.1 Residential Uses

- a) Residential uses in Agricultural Areas shall be permitted either in the form of:
 - i) A single detached dwelling on a lot fronting an existing public road; and/or
 - ii) Accommodation for full-time farm labour where:
 - 1. The size and nature of the operation requires additional employment;
 - 2. Accommodations may be located on the same lot as a principal dwelling and shall be removed once the farm help is no longer required; and
 - 3. Prior to development, the Township may require that the farm operator enter into an agreement which ensures that accommodations for farm help are removed once no longer needed.
 - iii) Up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are

proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:

1. Comply with the minimum distance separation formulae.
2. Are compatible with, and would not hinder, surrounding agricultural operations.
3. Have appropriate sewage and water services.
4. Address any public health and safety concerns.
5. Are of limited scale and are located within, attached or in close proximity to the principal dwelling or farm building cluster.
6. Are located on more marginal lands where possible.
7. Minimize land taken out of agricultural production.
8. ARUs shall not be considered a separate dwelling unit for the purposes of a Surplus Farm Severance application or for any other severance application.

6.1.3.3.2 Agricultural Uses

- a) On lands identified as within the Agricultural Designation, a variety of types, and intensities of agricultural uses and normal farm practices are permitted and shall be consistent with Provincial guidelines related to uses and practices in prime agricultural areas.
- b) Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.
- c) OFDUs and agriculture-related uses that are compatible with and do not hinder surrounding agricultural operations are permitted subject to limitations on size, scale and location on the property as determined by the Zoning By-law. A Zoning By-law amendment is required for any increase to the permitted size of an OFDU or agriculture-related use.

6.1.3.3.3 Agriculture-related uses and OFDUs

- a) Agriculture-related uses and OFDUs shall be permitted within the Agricultural Designation where they directly support, are compatible with, and do not hinder surrounding agricultural operations or normal farm practices.
- b) All agriculture-related uses and OFDUs shall comply with applicable provincial policies and guidelines for permitted uses in prime agricultural areas, including criteria relating to size, scale, location, and the primacy of agricultural activity on the lot.

- c) These uses shall be secondary to the principal agricultural use of the property and shall be limited in area as per provincial guidelines. The primary use of the lot must remain agricultural.
- d) Agriculture-related uses shall be directly connected to and required for an agricultural operation. These uses may include value-added processing, packing, storage, or services that support farm operations.
- e) OFDUs may include a range of secondary, small-scale activities that contribute to farm viability, provided they remain clearly subordinate to the principal agricultural use and do not result in land use conflicts, increased demand for municipal services, or inappropriate commercial/industrial concentrations in the Agricultural Designation.
- f) The Township shall ensure that the location and design of agriculture-related uses and OFDUs avoid the fragmentation of agricultural land, minimize the conversion of prime agricultural soils, and maintain compatibility with natural heritage features and ecological functions.

6.1.3.4 Evaluation Criteria

Proposals for agriculture-related uses or OFDUs shall be evaluated based on the following considerations:

- a) **Compatibility:** The use shall not create off-site impacts or constraints that interfere with normal farm practices on adjacent lands, including noise, odour, dust, traffic, or hours of operation.
- b) **Size and Scale:** The use shall occupy a limited portion of the property, consistent with provincial guidelines or municipal standards.
- c) **Location:** The use shall be located on lower-capability agricultural soils where possible, clustered with existing buildings, and sited to minimize disruption to agricultural operations and natural features.
- d) **Servicing:** The use shall be serviced in a manner that does not require the extension of municipal services or create adverse impacts on groundwater or surface water resources.
- e) **Traffic and Access:** The use shall be designed to accommodate traffic safely without requiring the construction of new roads or causing undue impacts on the rural road network.

6.1.3.5 Development Policies

- a) Removal of lands from the Agricultural Designation shall only be considered where it is demonstrated that the land does not meet the requirements for an Agricultural Designation through:
 - i) A municipal-wide Land Evaluation and Area Review (LEAR study); or
 - ii) An Agricultural Impact Assessment that determines the lands have been incorrectly identified as Class 3 soils and can appropriately be removed from the Agricultural Designation without causing negative impacts to surrounding agricultural uses or lands.
- b) Development shall comply with the Minimum Distance Separation (MDS) formulae and guidelines in OMAFA Publication 853, as amended from time to time. For the purposes of this policy, non-farm development includes the creation of lots, new or expanded dwellings, commercial, institutional, recreational, industrial and other non-agricultural uses; such proposals shall be evaluated using MDS I where they are located near existing livestock facilities, manure storages or anaerobic digesters. Farm development includes new, expanded or altered livestock facilities, manure storages and anaerobic digesters; such proposals shall be evaluated using MDS II where they are located near existing or approved development, lot lines and road allowances. MDS analyses shall be required where applicable to minimize odour conflicts between livestock facilities and development.
- c) Extraction of minerals, mineral deposits and mineral aggregates may be permitted subject to an amendment to this Plan, provided that rehabilitation of the site will be carried out whereby substantially the same area and same average soil quality for agriculture are restored.
- d) New agricultural lots may be permitted only where the severed and retained lots are intended for agricultural use. The lots shall:
 - i) be sufficiently large to maintain flexibility for future changes in the type of agricultural operation; and
 - ii) have a minimum lot size of 20 hectares.
- e) Lot adjustments in agricultural areas may be permitted for legal or technical reasons provided it does not create a separate building lot that would otherwise require an amendment to this Plan.
- f) The municipality recognizes as generally desirable the consolidation of farms wherever possible. Dwellings that become surplus as a result of a consolidation of abutting farm parcels may be severed provided that:

- i) the residential lot does not exceed 1 hectare in area and is not less than 4,000 square metres in area;
 - ii) the residential lot meets the Minimum Distance Separation criteria;
 - iii) the dwelling is not required for farm employees; and
 - iv) the farmland is merged into a single lot.
 - v) The new lot can be adequately serviced
- g) Where a new lot is created in the Agricultural Designation under 20 ha in lot area under subsection 9.2.5. f), the severed lot shall be appropriately rezoned to the RU zone.
- h) Where a lot either fully or partially within the Agricultural Designation abuts the Rural Designation, new development (including lot creation) may occur where:
 - i) The area for development demonstrates low existing and future agricultural capability through confirmation of CLI soils and / or an agricultural capability study by a qualified professional concluding that the lands have no current or future agricultural potential;
 - ii) The area for development is limited to lands determined to have Class 5 through 7 soils under the CLI or lands constrained by drainage or topography that limit any agricultural viability to minimize impact to agricultural resources;
 - iii) The area for development can demonstrate suitable soils for appropriate private water and sewage services;
 - iv) The area for development fronts on a municipally maintained road; and
 - v) The new development meets the MDS requirements and will not impact current surrounding agricultural operations.
- i) Approval of development under this policy 9.2.4 g) shall not create a precedent for further residential lot creation within the Agricultural designation.

6.1.4 Magnetawan River Development Area

6.1.4.1 Identification

Lands identified in the Magnetawan River Development Area are identified on Schedule A and generally include lands that abut or are oriented to the Magnetawan River, and include additional policy restrictions related to the Magnetawan PSW and Floodplain. The PSW is part of the Natural Heritage overlay identified on Schedule B with the Magnetawan Floodplain identified in Schedule C.

6.1.4.2 Principles

- a) The floodplain of the Magnetawan River creates constraints to development along the shoreline of the River.
- b) Development shall be directed to areas outside of the area identified as the Magnetawan River Development Area.

6.1.4.3 Permitted Uses

- a) The permitted uses within the Magnetawan River Development Area shall include all those uses permitted in the Shoreline land use designation, subject to the provisions noted below.
- b) Permitted uses in the Magnetawan River Floodplain shall be limited to flood and erosion control uses, docking facilities and a pathway associated with any permitted development in the Magnetawan River Development Area.

6.1.4.4 Development Policies

- a) Except as specifically noted herein, the provisions of Section 6.1.2 (Shoreline development policies) and the provisions of Section 5.1.2 (Floodplains) apply to development within the Magnetawan River Development Area. Where the policies below are more restrictive than those in 5.1.2, the policies of this section shall prevail.
- b) New lot creation or new commercial development may occur to the same standard of development that is permitted in the Shoreline designation, provided that the development and the associated access are located outside the floodplain on each lot. Filling to alter the floodplain will not be accepted as a basis for new planning approvals, unless and engineered “Two Zone” study carried out for the entire “reach” of the river (all inter-related portions of the river) has determined the following:
 - i) That filling in one or more specified areas would not have any significant off-site flooding related impacts;
 - ii) That flood-proofing could be safely carried out; and
 - iii) That filling would not have significant adverse environmental impacts.
- c) New development and site alteration are generally prohibited I the flood plain except for structures that are necessary for flood or erosion control, and those that by their nature must be located adjacent to the river (e.g. docks).
- d) Existing developed lots may be redeveloped to the existing land use and existing footprint provided such development is floodproofed to be above the floodplain elevation and all buildings have a minimum exterior opening at least 0.5 metres above the identified flood elevation.

- e) Existing developed lots may be redeveloped to the existing land use and existing footprint provided such development is flood-proofed to be above the floodplain elevation. Only minor expansion of existing structures may be permitted without an engineered “Two Zone” study, as defined in the Zoning By-law.
- f) New development may occur in the Magnetawan River Development Area to the same standard of development that is permitted in the Shoreline designation, provided that the development and the associated access are located outside the floodplain on each lot and that all buildings have a minimum exterior opening at least 0.5 metres above the identified flood elevation. Due to the potential for increased flood related impacts on other properties, filling to alter the floodplain will not be accepted as a basis for new planning approvals.
- g) Lot boundaries may extend into the floodplain to the shoreline of the Magnetawan River, however no habitable structures shall be permitted
- h) The Township may consider adopting a by-law to regulate the placement of fill or site alterations within the Special Policy Area as provided in Section 142 of the Municipal Act.

6.1.4.5 Special provisions affecting lots on Lower Spring Hill Road

Notwithstanding any other provisions of this Plan to the contrary, for the properties described as the Lower Spring Hill Road lots, the following provisions apply to any development of lands within the Magnetawan River Flood Elevation and outside the Magnetawan River Provincially Significant Wetland:

- a) The Lower Spring Hill Road Parts are identified on Appendix 2, and are more particularly referred to as: Parts 4-9, 10, 11, 13, 15-16, PSR-1894, and Parts 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, PSR-1895).
- b) All development shall be subject to site plan control to implement the provisions of this section.
- c) No severance or redivision of merged parcels shall be permitted.
- d) Development and site alteration shall occur in accordance with the provisions of this section.
- e) Development and site alteration shall only occur outside any PSW on the affected property, as shown in Appendix 2 to this Plan.
- f) Prior to new construction occurring on any of the lots in Lower Spring Hill Road, Lower Spring Hill Road and driveway access to the individual lot(s) shall be raised above the recommended road grade for the 100 year flood level, to enable dry vehicular ingress/egress during times of flooding, as noted in Schedule D.

- g) Dry passive floodproofing shall be required for new dwellings, consisting of the following:
 - i) Fill shall be provided within the building envelope, septic system and driveway locations to raise the ground elevation to or above the revised 100 year flood elevation;
 - ii) The dwelling shall be engineered to eliminate potential for structural damage from hydrostatic loading and possibilities of utility damages; and
 - iii) External opening elevations shall be provided at least 0.5 metres above the 100 year flood elevation, to protect against flood damages to the interior of buildings and building contents.
- h) Any additions to existing habitable structures shall be suitably flood proofed;
- i) The Township will place any vacant lots within the Lower Spring Hill Road area, identified in subsection (i) above, in a Holding (H) category in the Zoning By-law, with the Holding (H) symbol to be removed upon execution of a site plan agreement and confirmation that Lower Spring Hill Road has been raised above the 100 year flood level.

6.1.4.6 Special provisions affecting Part of Lots 13 & 14, Concession 9 (PCL 9144 SS)

Notwithstanding any other provisions of this Plan to the contrary, for the property described as Part of Lots 13 & 14, Concession 9 (PCL 9144 SS), the following floodproofing measures shall be required for any redevelopment or expansion on the property:

- a) construct the redevelopment or expansion with no basement below the 100 year flood level;
- b) ensure all external opening elevations are no lower than the existing first floor elevations, at or above the 100 year flood level, to the extent feasible.
- c) safe access is provided from the dwelling to Midlothian Road, and
- d) the expansion occurs outside any PSW on the property.

7 Economy and Employment

Ryerson Township's economy is rooted in the strengths typical of rural Ontario, including agriculture, resource-based industries, tourism, home-based enterprises, and small-scale service and trades operations. The Provincial Planning Statement directs municipalities to create opportunities for economic development and job creation and to foster the long-term viability of rural areas by supporting development that aligns with infrastructure capacity and local character. Consistent with this direction, Ryerson encourages a diverse and resilient rural economy that supports local employment, enables entrepreneurship, and provides services essential to rural living. The Township will promote scale-appropriate commercial, industrial, agricultural, and tourism-related uses that strengthen the local tax base, contribute to community well-being, and reflect Ryerson's natural and rural setting. Rural Ontario generates significant economic activity through agriculture, tourism, manufacturing, and other resource-based sectors, and Ryerson's policy framework recognizes the importance of these sectors to the Township's economic future.

To sustain and grow employment opportunities, Ryerson supports flexible land-use permissions that allow rural businesses to establish, expand, and adapt over time, provided they remain compatible with surrounding uses and environmental constraints. This includes encouraging home-based businesses, value-added agricultural activities, small workshops and trades operations, recreation and tourism facilities, and limited commercial services that meet the daily needs of residents. Infrastructure investments, including broadband connectivity, transportation networks, and community services, will be supported where feasible to help attract talent, retain residents, and enable local enterprises to flourish. Through this approach, Ryerson aims to build a resilient rural economy that supports complete communities, enhances quality of life, and provides residents with meaningful local employment opportunities.

8 Infrastructure and Transportation

Infrastructure and transportation systems in Ryerson Township play a critical role in supporting the community's long-term sustainability, economic vitality, and overall quality of life.

As a rural municipality without urban service systems, Ryerson relies on a network of local roads, private servicing, and community-based facilities that must be managed efficiently to meet current needs while remaining adaptable to future growth. Planning for infrastructure in Ryerson emphasizes protecting the natural environment, supporting rural economic activity, and ensuring that essential services are delivered in a manner that is financially sustainable and appropriate to the Township's rural context.

8.1 Transportation System

- a) Transportation in Ryerson Township is supported by a network of local roads, one Secondary Provincial Highway (Highway 520), and an interconnected system of recreational trails. The Township recognizes the importance of Highway 520 as a regional corridor and supports the associated development and land-division policies administered by the Ministry of Transportation. The road network and the level of maintenance provided are illustrated on Schedule D – Transportation & Infrastructure.
- b) Highway 520 is recognized as part of the provincial transportation system and regional goods movement network, providing an important east-west connection between Highway 11, surrounding municipalities, and broader northern Ontario markets. Land use planning and development adjacent to Highway 520 shall protect its function, safety, and long-term capacity for the movement of people and goods.
- c) It is the intent of Council to ensure that current and future transportation needs are met within the Township's financial capacity by maintaining a safe, efficient, and reliable rural transportation system. Transportation planning will prioritize year-round maintenance on roads identified as year-round roads, and seasonal maintenance on those identified as seasonal.
- d) Council will support active transportation initiatives where possible.
- e) Private roads will not be assumed by the Township unless it is clearly in the public interest; even then, they must first be upgraded to municipal standards at the proponent's expense. Similarly, any existing seasonal public roads must be brought to municipal standards prior to consideration for year-round service.
- f) Unopened road allowances will not be opened by the Township unless an individual requests the opening and upgrades the road to full municipal standards at their cost. Where an unopened allowance is proposed to provide access to other lands, whether as a public or private road, an Official Plan Amendment is required. Road closures may be

considered only when the lands have no existing or foreseeable municipal purpose, do not provide or impair public access to water, and do not contain or affect natural heritage or cultural heritage resources. Portions of shoreline road allowances will not be conveyed out of public ownership except in limited circumstances where viable alternative public access exists.

- g) Minimum building setbacks from public roads, including additional MTO-regulated setbacks along Highway 520, will be established through the Zoning By-law. Extensions of existing private roads may be permitted only where they meet emergency-vehicle standards and avoid hazardous lands, wetlands, and significant natural heritage features unless no negative impacts can be demonstrated. Recreational trails, which form part of the Township's transportation and tourism infrastructure, will be maintained and expanded where feasible to support community health and the rural economy.
- h) Highway 11 and Highway 520 are provincial highways under the jurisdiction of the Ministry of Transportation and are subject to provincial access management, safety, and permitting requirements. Provincial highways shall be identified separately from municipal roads, and right-of-way widths, design standards, and improvements shall be determined by the Ministry of Transportation.

8.2 Water, Wastewater, and Stormwater Servicing

- a) Water and sewage disposal services in Ryerson Township are provided entirely on a private basis. Development that relies on municipal water or sewer services is considered premature and will not be considered by the Township. Proposals that seek to utilize private communal water and/or sewage systems shall require an Official Plan Amendment, ensuring appropriate review and long-term servicing accountability.
- b) All development must demonstrate the ability to accommodate safe and adequate private servicing consistent with applicable provincial requirements.
- c) Stormwater management works that discharge toward or may affect a provincial highway require review and approval by the Ministry of Transportation.
- d) Proposed development on privately serviced lots less than 1.0 hectare in size shall require a hydrogeological assessment by a qualified professional that demonstrates that site conditions are suitable for the long term provision of such services with no negative impacts.
- e) Stormwater management shall rely on natural drainage, low-impact design, vegetation retention, and erosion-prevention measures suitable to the rural context.
- f) Public services and utilities, including roads, buildings, structures, and utilities defined under provincial statutes, may be permitted in any land-use designation, subject to

compliance with the Zoning By-law and this Official Plan. All public services and utilities will be planned and implemented in accordance with the Environmental Assessment Act, and the Township shall be advised of plans for new public works prior to permit submissions.

- g) Waste management sites, whether publicly or privately operated, must safeguard the environment and protect nearby sensitive uses. No residential use, primary or accessory, is permitted in conjunction with a licensed waste management site. All operating sites must maintain a valid Certificate of Approval issued by the Ministry of the Environment under the Environmental Protection Act. Any proposal to establish a new waste management site requires an amendment to this Plan and the submission of complete supporting documentation.
- h) Contaminated sites may be placed in a Holding Zone until appropriately remediated and a provincially recognized Record of Site Condition has been provided to the satisfaction of the Township.
- i) A 30 m minimum setback distance from the high-water mark to any septic system should be required to minimize impacts to the adjacent water body. An amendment to the implementing Zoning By-law shall be required should an application for a setback of less than 30 m be received subject to a study by a qualified professional to determine that a lesser setback will not create any negative impact to the receiving waterbody.

8.3 Energy, Utilities, and Communications

- a) Public utility authorities may locate works permitted by provincial statute in any land-use designation provided they comply with zoning and this Plan. This includes hydro infrastructure, communications towers, and other utility installations.
- b) Ryerson encourages ongoing investment in reliable energy systems and expanded broadband connectivity, recognizing that improved digital infrastructure supports home-based businesses, remote work, education, and overall community resilience. Utility planning should minimize environmental impacts and protect rural character through appropriate siting, screening, and design. Coordination with service providers will be encouraged to ensure long-term servicing reliability and compatibility with surrounding land uses.

8.4 Parks, Open Space, and Community Facilities

- a) Public service facilities, including parks, public boat launches, community halls, emergency services, and recreational amenities, support community well-being and contribute to complete rural communities.

- b) Existing municipal parks will be maintained, and new municipal parks may be established through Planning Act provisions or municipal acquisition, particularly along waterbodies and in areas containing unique natural features. These spaces play a central role in preserving natural landscapes and supporting recreation.
- c) Recreational trails are an important part of Ryerson's community health, lifestyle, and local economy. Council will encourage both the maintenance of existing trails and the establishment of new public trails, recognizing their value for tourism, active transportation, and community enjoyment. Public service facilities shall be planned in coordination with land use and infrastructure needs to ensure efficient service delivery.

8.5 Waste Facilities

- a) The Township will continue to use the existing waste disposal site located in the Township of Armour. Arrangements for the disposal of solid wastes will be reviewed from time to time by Council.
- b) All new and / or expanding waste uses within the Township shall require an amendment to this plan and conformity with all applicable provincial requirements, including an Environmental Compliance Approval (ECA).

8.6 Coordination, Financing, and Asset Management

- a) Ryerson will use long-term capital planning and asset-management tools to ensure that roads, bridges, culverts, facilities, and equipment are maintained sustainably and cost-effectively. Infrastructure investments should support rural character, economic development, and the long-term viability of the community.
- b) Development proponents must demonstrate that required infrastructure can be supported without undue financial burden on the Township. Where upgrades or expansions are necessary, contributions or full cost recovery may be required. All infrastructure and public-service planning will be aligned with Township asset-management strategies and provincial requirements for coordinated infrastructure and growth planning.
- c) Legal agreements may be required between the Township and the landowner / developer at the request of the Township.

9 Natural Heritage, Water Resources & Mineral Resources

The Natural Heritage, Water Resources, Agriculture, Mineral Resources, and Natural and Human-Made Hazards policies function as policy overlays within the Township of Ryerson's land use planning framework. These overlays apply across multiple land use designations and are intended to further inform and refine the underlying designation policies where these features or conditions are present.

Within identified overlay areas, additional considerations, constraints, or protections apply to ensure that significant natural features, water resource systems, agricultural lands, mineral deposits and mineral aggregate resources, and hazard lands are managed responsibly and in accordance with provincial direction. Together, these overlays provide an added layer of policy clarity, guiding both development and conservation decisions to protect public safety, support environmental integrity, and maintain the long-term sustainability of Ryerson's rural landscape.

9.1 Natural Heritage

9.1.1 Identification

- a) The Natural Heritage overlay identifies lands and waters that contain or support natural heritage features and functions (e.g., wetlands, wildlife habitat, fish habitat etc.), water resource systems, and natural hazards (e.g., floodplains). These policies apply in addition to the underlying land use designation and are intended to avoid negative impacts on natural features and ecological functions, using the Province's natural heritage guidance and evaluation tools (e.g., the *Natural Heritage Reference Manual* and related technical guides)
- b) Lands designated Natural Heritage are identified on Schedule B. The Natural Heritage overlay includes:
 - i) Provincially Significant Wetlands
 - ii) Evaluated and Unevaluated Wetlands
 - iii) Areas of Natural and Scientific Interest (ANSIs)
 - iv) Conservation Reserve
 - v) Deer Wintering Habitat
 - vi) Fish Spawning

9.1.2 Principles

- a) The Township of Ryerson's natural heritage policies are grounded in the principle that maintaining healthy and resilient ecosystems is essential to the long-term sustainability of the community. Natural heritage features and areas are identified, protected, and enhanced in accordance with provincial direction to safeguard the environment and

important natural resources.

- b) Land-use decisions must consider the interconnected nature of natural systems, ensuring that development avoids negative impacts on ecological functions, protects water resources, and supports the long-term viability of rural landscapes.
- c) Development and site alteration should be directed away from areas that may contain significant natural features, environmental constraints and/or other hazards. It is not intended that areas identified as Natural Features be excluded from development, rather that the protection and enhancement of natural features and public safety be primary considerations for any development proposal on or near these lands.

9.1.3 Permitted Uses

- a) The following low-impact, passive uses may be permitted within the Natural Heritage overlay where they do not negatively affect natural features or functions:
 - i) wildlife management and conservation uses;
 - ii) public parks and recreation trails;
 - iii) resource stewardship and habitat restoration; and
 - iv) existing agricultural uses.
- b) Peat harvesting may be considered only by site-specific zoning amendment and only where a comprehensive, peer-reviewable impact assessment demonstrates no negative impacts to natural heritage features/functions and compliance with all applicable legislation. Peat harvesting is prohibited in, and within 120 m of, Provincially Significant Wetlands (PSWs).
- c) Within the Magnetawan River Floodplain, permitted uses are limited to:
 - i) flood and erosion control works,
 - ii) docking facilities, and
 - iii) public pathways associated with otherwise permitted development in adjacent areas, provided they do not increase risk to public safety or aggravate flood susceptibility.

9.1.4 Prohibited and Restricted Development

- a) PSWs: New development and site alteration are not permitted within a Provincially Significant Wetland. On adjacent lands (i.e., within 120 m of the PSW boundary), development may be permitted only if an Environmental Impact Study (EIS)

demonstrates no negative impacts on the wetland's features and functions.

- b) Fish habitat: Development that would cause the harmful alteration, disruption or destruction of fish habitat or the death of fish is prohibited unless authorized under the Fisheries Act (federal). Proponents must avoid, mitigate and, where required, offset residual effects in accordance with DFO policy.
- c) Floodplain (Magnetawan River): New development and site alteration are generally prohibited within the regulatory floodplain except for works necessary for flood/erosion control and water-dependent uses that, by their nature, must locate adjacent to the river (e.g., docks), and then only where risk can be appropriately managed.
- d) Species at risk (SAR) habitat: Development that would damage or destroy habitat of endangered or threatened species is prohibited unless authorized under provincial SAR legislation. Proponents are responsible for confirming SAR presence and habitat and for obtaining any required permits/registrations.

9.1.5 Development Policies

9.1.5.1 Environmental Impact Study (EIS) Requirements

- a) Adjacent lands are the lands relevant to which impacts of a development must be considered. The effect of a development proposal on features must be considered when the proposed development is within:
 - i) 120 metres of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.8 ha;
 - ii) 50 metres of the boundary of other wetlands;
 - iii) 30 metres of any watercourse;
 - iv) 50 metres from the boundary of a provincially or regionally significant earth Area of Natural and Scientific Interest;
 - v) 120 metres from the boundary of a provincially or regionally significant life science Area of Natural and Scientific Interest;
 - vi) 120 metres from the boundary of a fish habitat area;
 - vii) 300 metres from the shoreline of a Lake Trout Lakes that is at capacity;
- b) The Township may require peer review of any study at the applicant's expense.
- c) EIS Terms of Reference shall align with provincial guidance and be scoped to the sensitivity of the feature and project risk.
- d) The Township may adopt additional standards (e.g., EIS triggers or TOR templates) to support consistent implementation.

9.1.5.2 Climate Change Adaptation & Natural Systems Resilience (new)

- a) EIS submissions shall address climate-related risks (e.g., flooding, heat stress, drought, erosion, invasive species, and wildfire risk where applicable) and incorporate climate-resilient design and mitigation to maintain ecological function under future conditions.
- b) Natural heritage restoration and planting plans shall prioritize native, climate-resilient species and support long-term ecosystem health.
- c) Where warranted by risk, the Township may require a climate resilience assessment to accompany development adjacent to floodplains, wetlands, or heat-vulnerable areas.

9.1.5.3 Floodplain, Hydrologic Features & Fill Regulation

- a) Lands below the regulatory flood elevation along the Magnetawan River (Schedule D) are considered the Magnetawan River Floodplain; the precise elevation must be confirmed through OLS or qualified engineering survey.
- b) Where site survey confirms lands are outside the PSW and above the regulatory flood elevation, the Magnetawan River Development Area policies apply.
- c) Council may enact a Site Alteration (Fill) By-law to regulate the placement/removal of fill, removal of topsoil (including peat), and grade alteration within or adjacent to sensitive features, coordinated with provincial excess soil regulations and Township approvals.
- d) Flood risk analysis and mapping used in development review should incorporate the most current climate-informed methods where available (e.g., updated hydrologic/hydraulic models, adaptive flood management practices).

9.1.5.4 Fish Habitat Protection & Water Setbacks

- a) Development and site alteration are not permitted in fish habitat.
- b) Development within 120 metres of fish habitat may be permitted only where an EIS or fish habitat assessment demonstrates no negative impacts.
- c) Minimum setbacks from the water's edge are:
 - i) 30 metres for coldwater lakes, rivers, and streams;
 - ii) 15 metres for cool or warmwater lakes, rivers, and streams;
 - iii) 120 metres from fish habitat.

- d) Setbacks may be reduced through a Zoning By-law Amendment supported by an EIS demonstrating no negative impacts.

9.1.5.5 Deer Wintering Habitat (Stratum 1 & 2)

- a) Stratum 1 habitat (core wintering area, >60% conifer canopy) and Stratum 2 (broader early/mild winter use area) are recognized on Schedule B.
- b) Development or site alteration in Stratum 1 is prohibited unless conifer thermal cover is fully mapped and an EIS demonstrates no negative impacts.
- c) Development in Stratum 2 requires conservation of conifer cover, feeding areas, and movement corridors, and must be supported by an EIS.
- d) EIS recommendations may include vegetation retention, larger lots, increased frontage, reduced building envelopes, or modified access routes (avoiding thermal cover/browse by 30-50 metres).

9.1.5.6 Endangered & Threatened Species Habitat

- a) No development or site alteration is permitted within significant habitat of endangered or threatened species.
- b) Development adjacent to such habitat requires an EIS demonstrating no negative impacts.
- c) Where potential exists for significant habitat, an EIS is required.
- d) The Township shall secure required mitigation measures through appropriate land-use planning tools.
- e) Proponents shall undertake early screening and consultation with the Province to determine survey needs, avoidance alternatives, and permitting requirements; where ESA authorization is required, work shall not proceed until permits/registrations are in place.

9.1.5.7 Significant Wildlife Habitat (SWH)

- a) Aside from deer wintering habitat, SWH is not fully mapped; proponents must consult provincial guidance and may be required to conduct site assessments using accepted seasonal protocols.
- b) Development or site alteration is not permitted within SWH unless an EIS shows no negative impacts.
- c) Development within 120 metres of SWH requires evaluation of adjacent land function

and demonstration of no negative impacts.

- d) Site assessments must identify SWH presence, evaluate impacts, and propose avoidance or mitigation; they may be combined with a broader EIS.

9.1.5.8 Areas of Natural and Scientific Interest (ANSI)

- a) No designated ANSIs currently exist within the Township, though one candidate Provincially Significant ANSI overlaps with the Magnetawan River PSW and floodplain.
- b) Newly identified ANSIs are subject to this Plan's Natural Heritage policies.
- c) Compatible uses may be permitted where confirmed through consultation with provincial agencies and supported by an EIS as necessary.
- d) Development or site alteration within an ANSI requires an Environmental Impact Study demonstrating no negative impacts.
- e) Development adjacent to an ANSI requires an EIA demonstrating no negative impacts on the ANSI's ecological support functions.

9.1.5.9 General Natural Heritage Protection & Hazard Avoidance

- a) Development must protect the environment and prevent hazardous conditions.
- b) Where impacts cannot be sufficiently mitigated, permitted uses may be limited to conservation or hazard protection.
- c) Development may proceed where the Township and relevant agencies determine that no environmental deterioration or hazard will result, and where constraints can be overcome using appropriate engineering or resource management practices.
- d) Zoning, Site Plan Control, and other municipal by-laws will be used to secure mitigation and regulate development in Natural Features areas.

9.1.5.10 Forest Management & Stewardship

- a) Forest management on public and private lands is encouraged to support ecological health and forest-based industry.
- b) Restoration and retention of natural vegetation along lakeshores, streams, and riverbanks is encouraged to enhance habitat and prevent erosion.

9.1.5.11 Indigenous Engagement for Natural Heritage

The Township shall engage with Indigenous communities early in the planning process where development may affect natural heritage features, water resources, or culturally significant lands, and shall incorporate Indigenous knowledge where offered to inform evaluations and decisions.

9.1.5.12 Watershed-Based Planning & Green Infrastructure

- a) Development proposals that may affect wetlands, watercourses, groundwater recharge or discharge areas, or headwaters shall include a hydrologic impact assessment consistent with watershed/subwatershed planning where available.
- b) Applicants shall prioritize low-impact development (LID) and green infrastructure to maintain or restore natural hydrologic function, reduce runoff, and improve water quality.

9.1.5.13 Ecological Restoration & Monitoring

- a) Where residual impacts occur, the Township may require ecological restoration or enhancement, using native, climate-resilient species, and a monitoring/adaptive management program secured through planning approvals.
- b) Restoration and compensation measures must be consistent with applicable provincial guidance and support the long-term recovery of affected features and functions.

9.1.6 Crown Land Conservation Reserves

- a) Two areas of Crown land have been regulated as conservation reserves under the Ontario's Living Legacy Crown land planning program: the Bear Lake Peatland Conservation Reserve and the Ryerson Township Forest Conservation Reserve.
- b) Land use planning in these sites is carried out by the Ministry of Natural Resources through a public consultation process.

9.2 Mineral and Aggregate Resources

Minerals, sand and gravel are recognized as important resources in the Township and should be protected from encroachment of incompatible uses.

9.2.1 Identification

- a) Mineral and aggregate resources include deposits of sand, gravel and bedrock suitable for extraction, as well as licensed pits and quarries. These are recognized on Schedule E - Mineral & Aggregate Resources and on Schedule C - Development Constraints (showing

pits/quarries, mines and a 300 metre Land Use Compatibility Assessment Area). Schedule updates may occur from time to time to reflect new provincial mapping, licensing status, or surveyed information, without an Official Plan Amendment, provided no change in policy intent is created.

- b) The Township's areas of aggregate potential include sand and gravel resources shown on Schedule E. These areas are a policy overlay and are intended to flag the need to consider protection for long-term resource use during development review. Site-specific confirmation of resource presence/viability may be required.

9.2.2 Principles

- a) Recognize mineral and aggregate resources as non-renewable and protect them for long-term use, by avoiding development that would preclude or hinder existing or future extraction or access to resources. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act.
- b) Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.
- c) Minimize or prevent land use conflicts among extraction operations, haul routes, and sensitive land uses through setbacks, buffering, phasing, and adherence to D-6 (influence areas, minimum separation, and mitigation).
- d) Direct extraction and associated activities to locations and designs that avoid or mitigate impacts to water resources, fish habitat, significant wetlands, habitat of endangered and threatened species, deer wintering, and other significant natural heritage features, and that maintain/restore site ecological function through progressive and final rehabilitation.
- e) Require technical studies proportional to risk, e.g., hydrogeology, noise/vibration/blast, natural heritage, traffic/haul route, archaeological resources / built heritage resources / cultural heritage landscapes, to demonstrate that operations or adjacent development can proceed safely and compatibly with Provincial policy and Aggregate Resources Act site plan standards.
- f) Recognize that wayside pits, wayside quarries and portable asphalt plants supporting public works may locate throughout the Township without Official Plan or Zoning By-law amendments (except in areas of environmental concern or existing development), subject to provincial requirements and local implementation tools.

9.2.3 Development Policies

- a) On lands identified as having mineral/aggregate resource potential or access corridors (Schedules C/F), non-aggregate development (including creation of new sensitive land uses) will be discouraged and shall be permitted only where an applicant demonstrates to the Township's satisfaction that one of the following applies:
 - i) Resource use is not feasible; or
 - ii) The proposed use serves a greater long-term public interest; and
 - iii) Public health/safety and environmental impacts are addressed, consistent with PPS 2024. Supporting studies may include a resource feasibility assessment and compatibility analysis.
- b) New or intensified sensitive land uses within 300 metres of a licensed pit/quarry (or greater, if justified by D-6) shall submit a Land Use Compatibility Study (noise, dust, vibration/blast, air quality) demonstrating acceptable levels with or without mitigation, and no interference with current or planned operations as per the ARA site plan. Site-specific setbacks may exceed 300 metres where warranted.
- c) Development that introduces sensitive uses adjacent to identified haul routes may be required to assess and mitigate traffic safety, noise, and dust. New or expanded operations shall identify and secure appropriate haul routes, with improvements or agreements, in consultation with the road authority (including MTO for Highway 520).
- d) Licensed pits and quarries shall be placed in an appropriate zoning category with performance standards for setbacks, screening, hours, lighting, and access consistent with ARA site plan conditions. Site Plan Control may be used to implement mitigation measures and coordinate with rehabilitation.
- e) New pits/quarries and expansions require Aggregate Resource Act licensing/permits and may require planning approvals (e.g., Zoning By-law Amendment). Applications must include all ARA-required technical reports and any additional local studies needed to demonstrate conformity/consistency with this Plan and the PPS 2024.
- f) Complete applications will scope and submit as applicable:
 - i) Hydrogeological & water balance (esp. if proposing below-water-table extraction);
 - ii) Noise, dust, vibration/blast (including setbacks and mitigation);
 - iii) Traffic/haul route analysis;
 - iv) Natural heritage & species at risk (EIS, seasonal fieldwork, avoidance/mitigation);
 - v) Technical cultural heritage studies (e.g., Archaeological Assessment, / Heritage Impact Assessment) as triggered by provincial screening; and

- vi) Progressive/final rehabilitation plan consistent with the ARA Site Plan Standards.
- g) Extraction, site alteration, and accessory works are not permitted in Provincially Significant Wetlands (PSWs) and shall avoid or demonstrate no negative impacts on other significant natural heritage features/functions and fish habitat in accordance with this Plan's Natural Heritage overlay policies and applicable legislation. Setbacks and mitigation from waterbodies and wildlife habitat shall be addressed through the EIS and secured through approvals.
- h) Where private wells and septic systems may be affected, hydrogeological work shall demonstrate no unacceptable risk to groundwater quality/quantity on-site and on adjacent properties, with monitoring and contingency measures as needed.
- i) Proponents shall phase operations and progressively rehabilitate disturbed areas. The Township may require monitoring (e.g., groundwater, noise, blasting) and adaptive management responses through zoning/agreements and may seek peer review of studies at the applicant's expense.
- j) Rehabilitation shall return lands to an appropriate after-use compatible with surrounding designations and environmental conditions, consistent with ARA rehabilitation duties and site plan requirements. Where feasible, rehabilitation should enhance ecological function, support agriculture/forestry, naturalization, or compatible rural recreation.
- k) Development within the area of influence of known or suspected mine hazards and abandoned mines shall submit appropriate geotechnical/hazard assessments and demonstrate that risks are avoided or fully mitigated prior to approval, consistent with Township hazard policies.
- l) Wayside pits/quarries and portable asphalt plants required for public authority projects are permitted throughout the Township without an Official Plan or Zoning By-law amendment, except in areas of existing development or identified environmental concern, and subject to all applicable provincial requirements. Rehabilitation will be carried out upon completion of the public project.
- m) Mineral aggregate resource conservation shall be encouraged, including accessory recycling facilities within operations where feasible.
- n) Uses as per policy 5.2.6 of the PPS, including institutional uses, essential emergency services, and hazardous substance uses, shall not be permitted within hazardous lands and hazardous sites.

10 Implementation and Interpretation

10.1 General Implementation

- a) This Plan shall be implemented through the tools and processes enabled by the Planning Act, associated regulations, and other applicable legislation. Municipal Council, the Planning Board (where applicable), and approval authorities shall administer this Plan in a manner that ensures orderly, compatible, and sustainable development.
- b) Planning in Northern Ontario may involve roles for Planning Boards and the Province, particularly regarding unorganized territories and Crown lands, as described in the Citizen's Guide to Land Use Planning for Northern Ontario.
- c) All development shall conform to the intent, goals, and policies of this Plan and achieve efficient, coordinated land use planning consistent with provincial policy direction.

10.2 Land Use Compatibility

- a) Development shall occur in a manner which ensures compatibility with surrounding areas and uses, and shall consider:
 - i) Minimizing the impact on adjacent residential uses with regard to noise, traffic, emissions and visual appearance when considering the development of off-street parking, loading areas, and garbage disposal facilities; and,
 - ii) The use of fencing, screening and/or separation distances to minimize potential adverse impacts between uses.
- b) When a change in land use places, or is likely to place, a sensitive land use within the area of influence of another less sensitive land use, or place a less sensitive land use in proximity to a sensitive land use, the policies contained within MECP policy guideline D-5-4 shall be applied to minimize or prevent the exposure of any person, property, plant or animal life to adverse effects associated with the operation of specified facilities.
 - i) Proposed developments shall be developed in accordance with MECP policy guideline D-5-4 and shall ensure that there is no risk of contamination to potable water supply wells and groundwater resources.
 - ii) Proponents of industrial development shall be required to provide supporting technical studies, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures. Consideration may also be given to the extent to which increased site plan requirements can reduce the potential impacts.

- c) The Minimum Distance Separation Formulae as guided by the Province shall be used where appropriate to avoid land use conflicts between agricultural uses and sensitive land uses.

10.3 Interpretation of Numbers and Boundaries

- a) Numbers in this Plan should not be interpreted as absolute and rigid. Minor variations are permitted where the intent and purpose of the Plan are maintained.
- b) Boundaries between land use designations on Schedule A are approximate except where they coincide with major physical features such as roads, rivers, or transmission corridors.
- c) Natural Features shown on Schedule B are approximate and supplement the information on Schedule A.
- d) Minor adjustments to boundaries that maintain the general intent of the Plan do not require an amendment.

10.4 Zoning By-law

- a) Council shall adopt a Zoning By-law to implement this Plan in accordance with Section 34 of the Planning Act.
- b) The Zoning By-law will regulate permitted uses, development standards, and site-specific requirements to ensure conformity with this Plan.
- c) Following adoption or amendment of this Official Plan, the Zoning By-law shall be updated as necessary to achieve consistency.

10.5 Holding (“H”) Zones and Holding By-laws

10.5.1 Purpose and Use of Holding Zones

Lands may be zoned with a Holding (“H”) symbol to:

- a) Ensure orderly development;
- b) Protect public health and safety;
- c) Require completion of necessary studies;
- d) Secure required agreements;
- e) Implement special design features.

10.5.2 Criteria

Holding may be applied where:

- a) The zoning will not aggravate situations detrimental to adjacent uses;
- b) The use is outside the floodway of a river or stream;
- c) The use is not hazardous or detrimental due to traffic or other impacts;
- d) The use does not pollute air or water;
- e) The use does not interfere with desirable development of the area.

10.5.3 Removal of Holding

Removal of an “H” symbol shall occur in accordance with the Planning Act, once Council is satisfied that the required conditions have been fulfilled and the proposed development is no longer premature or inappropriate.

10.6 Legal Non-Conforming Lots, Uses and Structures

- a) Nothing in this Plan shall prevent the continuation of a legal non-conforming lot, use or structure.
- b) The Township may use Zoning By-law amendments, minor variances, or development agreements to ensure any change to a legal non-conforming lot, use or structure:
 - i) Protects public health and safety;
 - ii) Avoids or mitigates adverse impacts;
 - iii) Respects natural heritage and hazard policies;
 - iv) Maintains compatibility with surrounding uses.
- c) Council is not obligated to permit extension or enlargement of a non-conforming lot, use or structure.
- d) Uses lawfully established prior to this Plan that no longer conform to land use designations shall be recognized as legal non-conforming uses.
- e) It is intended that legal non-conforming uses gradually transition to uses permitted by the designation, while remaining permitted so long as they continue lawfully.
- f) Extensions or changes may be allowed under the Planning Act where they do not create new adverse impacts, increase incompatibility, or harm natural heritage or hazard areas.

- g) A legal non-conforming use that is damaged or destroyed may be restored or reconstructed where consistent with the Planning Act, the Zoning By-law, and where restoration will not create or worsen impacts.

10.7 Temporary Use By-laws

- a) Council may authorize temporary uses through a Temporary Use By-law for up to three years, as permitted under the Planning Act.
- b) Temporary uses may include housing, accommodation facilities, tourist uses, parking lots, industrial resource-related uses, and similar activities.
- c) In considering a Temporary Use By-law, Council shall ensure that:
 - i) The use is genuinely temporary and can cease without hardship;
 - ii) Compatibility with surrounding uses is maintained;
 - iii) The intent of the Official Plan is upheld;
 - iv) No expansion of municipal services is required;
 - v) No adverse impacts on adjacent properties or environmental features will occur.

10.8 Interim Control By-laws

- a) Council may enact Interim Control By-laws to restrict development temporarily while studies or reviews are completed.
- b) Use of Interim Control By-laws shall follow the Planning Act and apply only for the duration needed to complete required investigations.

10.9 Existing Development Applications

- a) Policies of this Plan do not apply to complete applications for subdivision, consent, or rezoning submitted prior to adoption of the Plan. Such applications must still comply with current Township development standards and maintain the general intent of the Official Plan where possible.
- b) Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. As such, all decisions that affect a planning matter made on or after October 20, 2024 must be consistent to the policy and legislative framework in effect at the time of decision.

10.10 Deeming of Plans of Subdivision

Council may deem a registered Plan of subdivision, or part thereof, not to be a registered Plan under Section 50 of the Planning Act where the lots cannot meet modern standards for development.

10.11 Supporting Studies as Part of a Complete Application

- a) Council may require supporting studies for applications involving Official Plan amendments, Zoning By-law amendments, subdivisions, consents, or complex developments. These may include the following with the associated objectives:

Type of Study	Objective
Core Studies (most commonly required)	
Environmental Impact Statement	Assesses potential impacts on natural heritage and the environment, with recommendations as to how to avoid, minimize or mitigate negative impacts, ensuring compliance with applicable legislation, and consistency/conformity with applicable environmental policies and requirements.
Environmental Site Assessment	Identifies the existing or potential environmental contamination on a property, assesses the risks and outlines measures to ensure compliance with legislative/regulatory requirements.
Functional Servicing Report	Reviews servicing needs for water, wastewater, stormwater, and other municipal infrastructure, identifies required new or improved services and mitigation measures, ensuring compliance with applicable legislation/regulations and standards, and consistency/conformity with applicable policies.
Geotechnical Report	Evaluates geological, soil, and subsurface conditions to assess site stability and suitability for development, in compliance with applicable legislation/regulations, and conforming with geotechnical standards.
Hydrogeological Report	Analyzes potential impacts on surface and groundwater resources, ensuring compliance with applicable legislation/regulations and hydrological standards, and consistency/conformity with applicable policies.

Type of Study	Objective
Planning Justification Report	Provides detailed planning rationale demonstrating consistency / conformity with provincial policies and plans, and conformity with applicable municipal and regional plans.
Transportation Impact Study	Assesses the proposed development's impact on the transportation network for all modes of travel, ensuring compliance with applicable legislation/regulations and standards, consistency/conformity with provincial plans and policies, and conformity with municipal policies.
Contingent Studies (may be required at the discretion of the municipality)	
Aeronautical Report	Critical for aviation safety and compliance with applicable legislation/regulations for proposed development in the vicinity of airports/aerodromes, and for consistency with applicable provincial, federal policies and guidelines (PPS policies 3.4.1 and 3.4.2)
Aggregate/Minerals/Petroleum Resource Impact Assessment	Protects residents from adverse effects of activities and protects significant resources from development that would preclude or hinder access to these resources, ensuring compliance with applicable legislation / regulations and consistency with applicable policies (PPS policies 4.4 and 4.5)
Agricultural Impact Assessment	Identifies and evaluates potential impacts of non-agricultural development on agricultural operations and the Agricultural System, and recommends ways to avoid, minimize, or mitigate adverse impacts (PPS policies 2.3.2.1.f and 4.3.5.2)
Air Quality/Odour Study	Assesses potential adverse effects to human health and the natural environment from any odours or airborne contaminants associated with proposed development and recommends measures to avoid, minimize or mitigate potential adverse effects (PPS policies 2.9.1e and 3.5.1)
Arborist Report	Inventories all trees on a site, identifies potential impacts of a proposed development and recommends measures to protect and preserve trees before, during and after construction, ensuring consistency with provincial policies and municipal policies and by-laws (PPS Policies 2.1.6.a, 2.9.1.d, 2.9.1, and 3.9.1)
Archaeological Assessment	Determines or confirms archaeological potential and the presence of resources of archaeological significance, for lands located within or adjacent to a known or potential archaeological site (PPS policies 4.6.2 and 4.6.4.a)
Contaminant Management Plan	Demonstrates the safety measures that will be included in proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the <i>Clean Water Act, 2006</i>) in order to help prevent contamination of groundwater or surface water (PPS policies 4.2.1.e and 5.3.2)

Type of Study	Objective
Cultural Heritage Impact Assessment	Determines a property's cultural heritage value, identifies impacts from proposed development, and outlines mitigation or conservation plans (PPS policies 4.6.1 and 4.6.3)
Economic Viability Assessment	Assesses potential impacts of a proposed development on the long-term economic viability of employment uses adjacent to employment areas, and identifies measures to avoid, minimize, or mitigate these impacts in conformity with applicable legislation and consistent with provincial policies (PPS policies 2.8.1.3, 3.5.1 and 3.5.2)
Electromagnetic Field Management Plan	Demonstrates how development proposals within or abutting a hydro corridor will manage and minimize exposure to electromagnetic fields, conforming with applicable legislation and standards, demonstrating consistency with provincial policies and ensuring protection of public health and safety (PPS policy 3.8.1)
Financial Impact Analysis	For proposals to expand a settlement area boundary, assesses the growth-related financial impacts of a proposed settlement area boundary expansion, including potential impacts to municipal capital and operating budgets, to inform planning for capital infrastructure development or improvement to support growth (PPS policy 2.3.2)
Human-made Hazard Impact Study/ Assessment	Assesses potential human-made hazards (e.g. mine hazards, oil, gas and salt hazards; former mineral mining operations, mineral aggregate operations or petroleum resource operations) impacting the proposed site, assesses the potential for the proposed development to create new or amplify existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies (PPS policies 5.1 and 5.3.1)
Impact Assessment for Waste Disposal Sites / Former Landfill Sites	Determines potential adverse effects to human health, safety, and impacts to the environment associated with a proposed landfill/waste disposal site or a former landfill site, and identifies avoidance, mitigation or remediation measures to address those potential adverse effects and impacts (PPS policies 3.5.1 and 3.7.1)
Lakeshore Capacity Assessment / Water Quality Impact Assessment	Assesses impacts of proposed shoreline development on water quality and includes measures to remove or mitigate potential impacts to water quality, in compliance with applicable legislation and standards, and consistent with provincial and municipal policies (PPS policies 4.2.1 and 4.2.2)
Land Use Compatibility Study	Assesses potential adverse effects of a proposed major facility on adjacent sensitive land uses and identifies measures to avoid, minimize or mitigate these effects, in compliance with applicable legislation and consistent with provincial and municipal policies. Can include an assessment of the potential negative impacts to the long-term operational and economic

Type of Study	Objective
	viability of major facilities associated with a proposed development in proximity to major facilities, and identify ways to avoid, minimize or mitigate these potential impacts (PPS policies 2.8.2.4, 3.3.3 and 3.5)
Minimum Distance Separation Formulae Assessment	Minimizes land use conflicts in agricultural areas by establishing setback distances between livestock facilities and surrounding residential land uses, minimizing conflicts and nuisances related to odour, in compliance with applicable legislation and consistent with provincial policies (PPS policies 4.3.2 and 4.3.5)
Natural Hazard Impact Study / Assessment	Assesses potential natural hazards impacting the proposed site, assesses the potential for the proposed development to create new or aggravate existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies (PPS policies 5.1.1 and 5.2)
Noise/Vibration Study	Assesses potential noise and vibration impacts from a proposed development on surrounding land uses, and the potential noise and vibration impacts from an existing land use on a proposed adjacent development, identifying measures to avoid, mitigate and minimize these impacts in compliance with applicable legislation and consistent with provincial and municipal policies (PPS policies 3.4.1, 3.4.2, 3.5.1 and 3.5.2)
Rail Safety and Risk Mitigation Report	Evaluates potential safety risks associated with development proposed in proximity to rail corridors and outlines mitigation measures to support safe and compatible site design, in compliance with applicable legislation and consistent with provincial policies and applicable rail safety guideline (PPS policies 3.3.3 and 3.4.1.)
Servicing Options Report	Evaluates the proximity of municipal and communal servicing and potential for future connections to serve a proposed development where there is no municipal planning for sewage and water services in an official plan, reviews environmental and site constraints and impacts, evaluates servicing options to serve the proposed development, and provides the rationale for a recommended option, in compliance with applicable legislation and guidelines, and consistent with provincial policies (PPS policies 2.7 and 3.6).
Wildland Fire Assessment	Determines hazardous forest types and associated wildland fire risk and identifies avoidance and mitigation measures to ensure conformity with provincial policies and standards (PPS policy 5.2.9)
Wind Study	Predicts and assesses potential wind impacts generated by development proposals of at least 10 storeys in height and provides mitigation measures to maintain safe and comfortable pedestrian and public spaces (PPS policy 3.9.1)

- b) All required studies shall be completed at the applicant's expense, and peer review may be required at the applicant's cost.

10.12 Land Division (Consents and Subdivisions)

10.12.1 General

The preferred method of lot creation is by consent unless a Plan of subdivision is required for proper and orderly development.

10.12.2 Consent Evaluation Criteria

Council shall ensure:

- a) A subdivision is not required;
- b) The lot meets the intent of this Plan and the Zoning By-law;
- c) The lot has appropriate size, configuration, and servicing potential;
- d) Where a lot is proposed to be less than 1.0 hectares in size or where a communal servicing solution is proposed, a hydrological assessment and/or a water quality/quantity impact assessment shall be required to demonstrate an appropriate lot size.
- e) The lot meets MDS requirements;
- f) The lot fronts on a year-round publicly maintained road (except where Shoreline policies permit otherwise);
- g) No traffic hazards are created;
- h) MOE D-Series guidelines are met;
- i) Impacts on drainage, water quality, and lake capacity are avoided or mitigated;
- j) The retained lot remains developable;
- k) Section 51(24) criteria of the Planning Act are satisfied.
- l) Severances will not be considered where new lots may:
 - i) Negatively impact natural features or environmentally sensitive areas;
 - ii) Be adversely affected by, or hinder, nearby extractive uses.

m) Consents may be permitted to:

- i) Correct lot boundaries;
- ii) Convey land to an adjacent lot without creating new lots;
- iii) Separate previously existing parcels merged on title.
- iv) Cancel previous Consent approvals.
- v) Validate title.

10.12.3 Commercial or Industrial Lot Creation

Consents for commercial or industrial lots require a stormwater management report and may require additional studies such as noise, odour, traffic, or compatibility analyses.

10.12.4 Subdivision Development Criteria

Proposals creating five or more lots require:

- a) Hydrogeological and stormwater reports;
- b) Aquifer evaluation;
- c) Confirmation of access and road requirements;
- d) Environmental constraints analysis for features on Schedules B1 and B2.
- e) Matters listed under Sections 51(17) and 51(24) of the Planning Act, R.S.O. 1990, c. P.13

10.13 Site Plan Control

- a) All lands in the Township are designated for Site Plan Control.
- b) As per Ontario Regulation 254/23, projects with 10 or fewer residential units are not subject to site plan control, unless the project falls within:
 - i. any area that is within 300 metres of a railway line other than a railway line set out in subsection (2), or
 - ii. any area that is within 120 metres of,
 - a wetland, or
 - a river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse.

- c) Site Plan Control ensures:
 - i) Safe, functional development;
 - ii) Compatible access and circulation;
 - iii) Attractive and functional on-site amenities;
 - iv) Proper location of services, parking, and waste facilities;
 - v) Adequate grading, drainage, and utility easements;
 - vi) That development is built and maintained as approved.
- d) Required road-related dedications for widenings, sight triangles, and grade improvements may be imposed through Site Plan Control.

10.14 Parkland Dedication

- a) Council may require parkland dedication or cash-in-lieu for development or redevelopment under the Planning Act.
- b) The minimum parkland dedication as part of a Plan of Subdivision or consent shall not include lands that are unsuitable for parkland development.
- c) As an alternative to parkland conveyance, the Township may require the payment of cash in lieu of parkland as per the provisions of the Planning Act or an improved park to the satisfaction of the municipality.
- d) Parkland may be acquired pursuant to the provisions of the Planning Act and by other available means, including:
 - i. using moneys allocated in the Municipal Budget;
 - ii. using donations, gifts, and bequests from individuals or corporations; and/or
 - iii. using moneys allocated by any authority having jurisdiction.

10.15 Official Plan Amendments and Review

10.15.1 Amendments

- a) The Plan may be amended at any time by Council to maintain relevance.
- b) Site-specific amendments will be evaluated based on:
 - i) Conformity with the Plan's intent and policies;

- ii) Site suitability;
- iii) Compatibility;
- iv) Need and feasibility;
- v) Impact on municipal services;
- vi) Economic implications;
- vii) Consistency with provincial policy.

10.15.2 Five-Year Review

Council shall review the Plan at least every five years as required by the Planning Act, assessing:

- a) Relevance of goals and objectives;
- b) Actual versus anticipated development;
- c) Effectiveness of land use policies;
- d) Need for new or revised policy direction;
- e) Conformity with provincial plans and regulations.

10.16 Alternative Notice Requirements

10.16.1 Official Plan Amendments

- a) Council may delegate notice and meeting scheduling to a Committee or appointed official.
- b) Subsequent public meetings must occur at least 20 days after notice.
- c) Technical amendments correcting minor errors may proceed without a public meeting under s.17(15).

10.16.2 Zoning By-law Amendments

- a) Council may delegate notice and meeting scheduling to a Committee or appointed official.
- b) Technical corrections may proceed without a public meeting under s.34(12).

10.17 Interpretation

- a) Schedules are part of this Plan.
- b) Updates to Schedules require a Plan amendment.
- c) Appendix 3: Wildland Fire Susceptibility may be updated administratively without an amendment to this Plan.
- d) Applicants must rely on the most recent provincial data layers for natural hazard information.

11 Definitions

“Adjacent lands” means

- a) for the purposes of policy 3.3.3 of the PPS, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 4.1.8 of the PPS, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 4.4.2.2 and 4.5.2.5 of the PPS, those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and
- d) for the purposes of policy 4.6.3 of the PPS, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

“Additional Residential Unit (ARU)” means a self-contained residential dwelling unit with kitchen and bathroom facilities that is subordinate to and located on the same lot as a primary dwelling (in the main building or in a detached accessory building), as provided for in provincial housing policy.

“Adverse effects” means one or more negative impacts such as noise, odour, dust, vibration, illumination or other emissions which may be created by a use and affect a sensitive land use.

“Affordable” means:

- a) in the case of ownership housing, the least expensive of:
 - 1) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 - 2) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.
- b) in the case of rental housing, the least expensive of:
 - 1) a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
 - 2) a unit for which the rent is at or below the average market rent of a unit in the municipality.

“Agricultural condition” means

- a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and
- b) in regard to *prime agricultural land* outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

“Agricultural system” means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and
- b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

“Agricultural impact assessment” means the evaluation of potential impacts of non agricultural uses on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

“Agricultural uses” means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment. **“Agri-food network”** means within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

“Agri-tourism uses” means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. Agriculture-related uses: means those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

“Airports” means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. **Alternative energy system:** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

“Archaeological resources” includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act.

“Areas of archaeological potential” means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act. **Areas of mineral potential:** means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

“Areas of natural and scientific interest” means 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.

“Area of employment” means an area of land designated in an official plan for clusters of business and economic uses, as defined by the Planning Act.

“Brownfield sites” means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

“Built heritage resource” means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community.

“Comprehensive rehabilitation” means rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations.

“Complete communities” means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

“Cultural heritage landscape” means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

“Deposits of mineral aggregate resources” means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

“Designated and available” means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.

“Development” means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 4.1.4.a) of the PPS, underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.a) of the PPS.

“Ecological function” means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

“Endangered species” means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

“Energy storage system” means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

“Environmental Impact Study (EIS)” means a study prepared by a qualified professional that identifies natural heritage features and functions; assesses potential impacts of development or site alteration; and demonstrates, where required, **no negative impacts** on the natural features or their ecological functions.

“Erosion hazard” means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

“Fish” means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

“Fish habitat” as defined in the Fisheries Act, means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

“Flood fringe” for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. Flood plain: for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

“Flooding hazard” means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the Great Lakes -St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one-hundred-year flood level plus an allowance for wave effects and other water-related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

2. the one-hundred-year flood; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

“Floodproofing standard” means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave effects and other water-related hazards along the shorelines of the Great Lakes St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems.

“Floodway” for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous flood plain.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the flood plain is called the flood fringe.

“Habitat of endangered species and threatened species” means habitat within the meaning of section 2 of the Endangered Species Act, 2007.

“Hazardous forest types for wildland fire” means forest types assessed as high to extreme risk for wildland fire under current provincial screening tools and mapping.

“Hazardous lands” means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

“Hazardous sites” means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

“Hazardous substances” means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

“Heritage attributes” means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

“Holding (‘H’) symbol” means the use of the “H” symbol in the Zoning By-law to prevent or delay development until specific conditions are met, in accordance with the *Planning Act*.

“Home industry / home occupation” means small-scale businesses carried on as accessory to a residence and in compliance with the Zoning By-law performance standards.

“Housing options” means a range of housing types such as, but not limited to single-detached, semi detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

“Impacts of a changing climate” means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability. Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

“Individual on-site water services” means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located. Infrastructure: means physical structures (facilities and corridors) that form the foundation for development.

“Infrastructure includes” sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity

transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

“Institutional use” for the purposes of policy 5.2.6 of the PPS, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

“Large inland lakes” means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

“Legal or technical reasons” means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

“Low and moderate income households” means:

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

“Low impact development” means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

“Marine facilities” means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities.

“Mine hazard” means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

“Minerals” means metallic minerals and non metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources.

Metallic minerals means those minerals from which metals (e.g., copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

“Mineral aggregate operation” means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

“Mineral aggregate resources” means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

“Mineral aggregate resource conservation” means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

“Mineral deposits” means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

“Mineral mining operation” means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

“Minimum distance separation formulae” means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

“Municipal sewage services” means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

“Municipal water services” means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

“Natural heritage features and areas” means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

“Natural heritage system” means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

“Negative impacts” means

- a) in regard to policy 3.6.4 and 3.6.5 of the PPS, potential risks to human health and safety and 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. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the Fisheries Act;
- c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.
- d) in regard to policy 4.2 of the PPS, 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 or site alteration activities; and

- e) in regard to policy 3.3.3 of the PPS, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

“Normal farm practices” means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

“On-Farm Diversified Use (OFDU)” means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

“Portable asphalt plant” means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

“Portable concrete plant” means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

“Prime agricultural area” means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

“Prime agricultural land” means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

“Private communal sewage services” means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

“Private communal water services” means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

“Protected heritage property” means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

“Public service facilities” means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long term care services, and cultural services.

Public service facilities do not include infrastructure.

“Regulatory flood” / “Regulatory flood elevation” means the flood standard used in the delineation of the floodplain (e.g., 1:100 year or Timmins Storm model, as applicable) in accordance with provincial guidance.

“Residence surplus to an agricultural operation” means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

“River, stream and small inland lake systems” means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. Rural areas: means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

“Rural Clusters” means a small, distinctly identifiable grouping of rural residential and/or rural-servicing uses located outside designated settlement areas, typically consisting of a limited number of lots or dwellings that have historically developed in proximity to one another, often along a rural road or intersection, and which do not function as, or provide the level of services associated with, a settlement area. Rural clusters are located within the Rural Area of the Township and are characterized by:

- low-density, rural residential land use patterns;
- limited or no municipal services;
- a scale and form that does not constitute a village, hamlet, or other defined settlement area; and
- incremental, compatible infill opportunities where such development maintains rural character and is appropriate for private servicing.

Rural clusters do not have the planned function of a settlement area under the Provincial Planning Statement, 2024, and are recognized solely as small historical or organic groupings within the broader Rural Area.

“Rural lands” means lands located outside settlement areas and which are outside prime agricultural areas.

“Sensitive” in regard to surface water features and ground water features, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

“Sensitive land uses” means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

“Settlement areas” means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Settlement areas are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term.

“Significant” means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
- b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas in policy 4.1 of the PPS, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and
- d) in regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in section c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

“Site alteration” means activities such as grading, excavation and the placement of fill that change the landform and natural characteristics of a site.

“Site Plan Control” means a tool under Section 41 of the *Planning Act* used by the Township to ensure safe, functional and high-quality site development.

“Stormwater management plan” means a plan prepared by a qualified professional outlining measures to manage quantity and quality of stormwater before, during, and after development.

“Temporary use” means a use permitted on a temporary basis in accordance with the *Planning Act* and the Zoning By-law.

“Wayside pit or wayside quarry” means a temporary pit or quarry opened and used by or for a public authority or its agent, solely for the purpose of a particular project or contract of road construction.

“Wetlands” means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

“Wetland evaluation / re-evaluation” means the process by which a trained evaluator applies the current OWES Manual to determine wetland boundaries and significance (including PSW status), with required landowner notification and submission of mapping and evaluation records.

“Wildland fire assessment and mitigation standards” means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources 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.

“Wildlife habitat / Significant wildlife habitat” means areas where plants, animals and other organisms live, and areas on which they depend, including areas important to seasonal concentration of animals, and areas which are necessary to sustain populations of species. “Significant” is as defined by provincial criteria.

“Woodlands” means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province’s Ecological Land Classification system definition for “forest.”

“Zoning By-law” means the municipal by-law passed under Section 34 of the *Planning Act* to regulate the use of land, buildings and structures.

Appendix 1: Magnetawan Flood Levels and Floodproofing Elevations

Table 1: 100 Year Flood Levels

Segment Number	Upstream Cross Section Number (m)	100 Year Flood Level (m)	Description
1	Ryerson/Armour boundary	284.9	Estimated flood elevation.
2	27+401	284.73	d/s of Stirling Creek
3	26+401	284.69	Interpolated section
4	24+951	284.58	Interpolated section
5	23+851	284.57	Interpolated section
6	22+601	284.48	Spring Hill Road u/s section
7	22+301	284.44	Interpolated section
8	22+001	284.38	Interpolated section-911#561
9	21+701	284.33	Interpolated section-lot 2
10	21+486	284.32	Interpolated section-lots 9/8
11	21+271	284.29	Interpolated section-lots 18/17
12	21+056	284.28	Interpolated section-lot 23
13	20+841	284.26	Lower Spring Hill Road-lot 31
14	19+700	284.17	u/s of Midlothian Bridge
15	19+660	284.08	Midlothian Bridge u/s section
16	19+640	284.08	Midlothian Bridge d/s section
17	19+520	284.09	d/s of Midlothian Bridge
18	17+640	284.00	Interpolated section
19	17+090	283.96	Interpolated section
20	14+520	283.84	
21	12+420	283.71	Interpolated section
22	11+930	283.71	Interpolated section
23	11+740	283.70	Interpolated section
24	11+460	283.70	Adjacent To Campground
25	11+000	283.63	Magnetawan River Confluence with Lake Cecebe

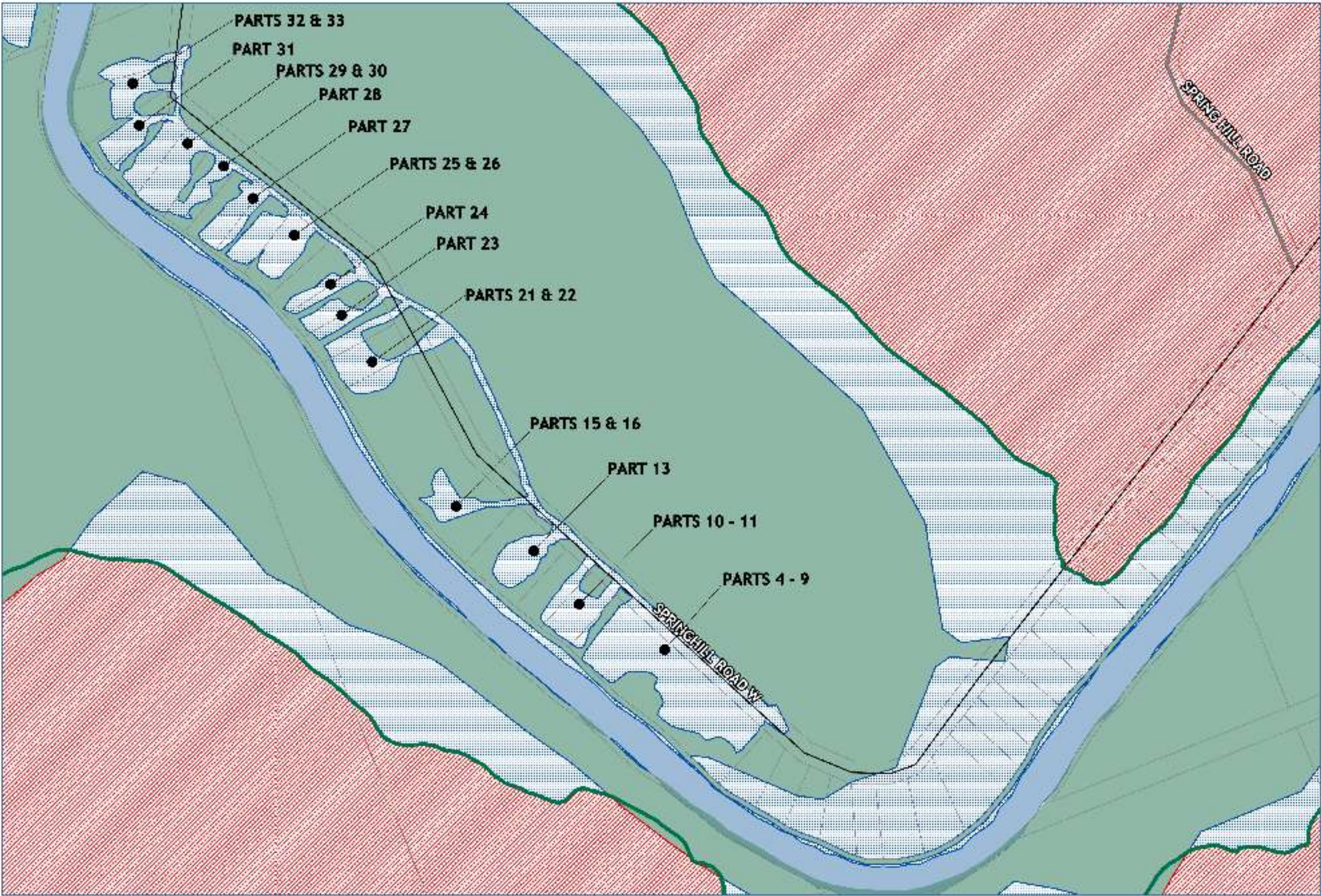
Notes:

1. Cross Section numbers shown in italics are interpolated sections.

Table 2: Floodproofing Elevations for Lower Spring Hill Road

Section	River Station	Location	Flood Elev. (m)	Minimum Building Opening Elevation (m)	Recommended Road Grade (m)
7	22+301	Spring Hill Road – near 911# 483W	284.44	284.94	284.44
8	22+001	Spring Hill Road – near 911# 543	284.38	284.88	284.38
9	21+701	Spring Hill Road – near 911# 583	284.33	284.83	284.33
10	21+486	Spring Hill Road – near lots 8&9	284.32	284.82	284.32
11	21+271	Spring Hill Road- lots 17&18	284.29	284.79	284.29
12	21+056	Spring Hill Road – near lot 23	284.28	284.78	284.28
13	20+841	Spring Hill Road -near lot 31	284.26	284.76	284.26

Appendix 2: Lower Spring Hill Road - Parts



LAND USE

- MAGNETAWAN RIVER FLOODPLAIN
- MAGNETAWAN RIVER PROVINCIALLY SIGNIFICANT WETLAND
- MAGNETAWAN RIVER DEVELOPMENT AREA

205m CONTOUR

PART FABRIC

WATERCOURSES

WATERBODIES

BROWN LAND

TRANSPORTATION SYSTEM

- PROVINCIAL HIGHWAY
- PUBLIC YEAR ROUND MAINTAINED
- PUBLIC SEASONAL MAINTAINED
- PRIVATE ROADS



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DATE: 2025-11-19

BY: [Signature]

FOR: [Signature]



Official Plan Schedules