
DECISION

With respect to the Township of Lanark Highlands
Official Plan
Subsection 17(34) of the Planning Act

Whereas Official Plan Amendment No. 8 was adopted by the Corporation of the Township of Lanark Highlands on December 6, 2022 by By-law No. 2022-1816 and forwarded to the County of Lanark for a decision under subsection 17(34) of the Planning Act;

And whereas Official Plan Amendment No. 8 proposes to add new policies to the Official Plan for the Township of Lanark Highlands and to amend, repeal and/or replace Map Schedules and Appendices;

Now therefore, pursuant to subsection 17(34) of the Planning Act, the County of Lanark makes the following decision:

The adoption of OPA No. 8 is hereby approved subject to the following modifications:

1. This amendment shall be known as "Amendment No. 8" notwithstanding the reference to "Amendment No. 3" in By-law 2022-1816.
2. The plan is hereby modified all references to "*2005 Provincial Policy Statement*" within the Official Plan are hereby deleted and replaced with "Provincial Policy Statement 2020".
3. Section 2.3, Guiding Principles, is hereby modified to add "Algonquin" before "Anishinaabe" in the first sentence.
4. Section 2.3, Guiding Principles, is hereby modified to add "Community Forest Lands managed by Lanark County," before the phrase "Crown Lands" in the last paragraph.
5. Section 3.1.4.9, Waterfront Communities, General Policies, is hereby modified by these two changes:
 - a. Adding the words "and Hydrogeological Study" after the phrase "Environmental Impact Study".
 - b. Adding the phrase "and quantity" after the phrase "water quality".
6. Section 3.1.4.11, Waterfront Communities, is hereby modified with replacing the word "metre" with the word "meter".
7. Section 3.1.4.11, Waterfront Communities, is hereby modified by adding a period "." after the phrase "30 metre waterfront setback" and replacing the following phrase

with “common activity areas should be avoided from incorporating shoreline access unless such access is deemed essential for their intended functions.”

8. Section 4.1 Mineral Aggregates is hereby modified by adding the word “resources” after the first occurrence of “mineral”.
9. Section 5.1 Introduction to Natural Heritage is hereby modified by adding the word “existing” before the phrase “agricultural uses” in the second paragraph.
10. Section 5.2.2.3 Determination of Significance and General Policies is hereby modified by adding the phrase “prepared by a qualified professional” following the phrase “where evidence”.
11. Section 5.3.2.4 Landform Specific Policies, Wetlands, is hereby modified by adding the sentence “Any development or site alteration shall require consultation with the Conservation Authority.” at the end of the paragraph.
12. Section 5.3.2.7 Permitted Uses is hereby modified by deleting the phrase “Development and/or interference in and within 120 metres of a provincially significant wetland is regulated under the Conservation Authorities Act” and replacing it with the following phrase:

“Development and/or interference in and within 30 metres of a provincially significant wetland is regulated under the Conservation Authorities Act..”.

13. Section 5.3.2.8 Permitted Uses is hereby modified by adding the phrase “and/or interference” after the word “Development” at the beginning of the paragraph and adding phrase “/or interference in any way” after the phrase “Construction and” in the last sentence, and deletion of “site alteration” in the last sentence so it reads as follows:

“Development and/or interference in and within 30 metres of an unevaluated wetland is regulated under the Conservation Authorities Act through the Development, Interference with Wetlands and Alterations to Shoreline and Watercourses Regulations. Development activities including construction and/or interference in any way will require a permit from the Mississippi Valley Conservation Authority or the Ministry of Natural Resources.”

14. Section 6.4.1 Hazardous Lands – Defining Areas Subject to Floods and Erosion is hereby modified by adding the following two paragraphs after paragraph one:

“An effective tool that is considered a first line of defense against erosion, is the retention/provision of vegetated shorelines to mitigate the impacts of development, ice and wave action.

MVCA Wetlands play an important role in providing hydrologic benefits. Wetlands “Wetlands play an important role in providing hydrologic benefits. Wetlands retain water during the spring freshet and storm events, allowing water to slowly release into watercourses, and infiltrate into the ground, thereby mitigating flooding and erosion. When located along the shoreline of a watercourse/waterbody, wetlands also reduce the energy of moving water including boat wakes, and mitigate associated shoreline erosion. In summary, wetlands play an important role in localized flood control, erosion control, the hydrologic regime, and groundwater recharge.”

15. Section 6.4.2.1 Permitted Uses is hereby modified as follows:
 - a. In Subsection 6.4.2.1.1 adding the phrase “and/or flood water storage” after the phrase “flood flows”.
 - b. In Subsection 6.4.2.1.2 and 6.4.2.1.3 deleting the phrase “will not affect the hydrology or hydraulics of the floodplain” and replacing it with the phrase “will not result in a negative impact in terms of flooding and erosion control”.
16. Section 6.7.1.2 Abandoned Pits and Quarries is hereby modified with the deletion of the phrase “a study will be required” and replacing it with the phrase “a study may be required in consultation with the Ministry of Mines”.
17. Section 7.4.1.1 Provincial Highways is hereby modified by deleting the section in its entirety and replacing it with the following:

“Highway 7 is a controlled access highway. Permits from the Ministry of Transportation are required prior to municipal permits or approvals when building a structure, entrance, road, or sign that falls within the designated control areas as defined by the Public Transportation and Highways Improvement Act (PTHIA) and the Highway Corridor Management Manual. In addition, the MTO requires the municipality to obtain the consent of the Minister to open, close or divert any road entering upon or intersecting the provincial highway. MTO’s designated controlled areas fall upon or within:

- A) 45 metres of any limit of Highway 7 or upon or within 395 metres of the centre point of an intersection for the purpose of the placement of buildings or other structures, entrances or any road;
- B) 800 metres of any limit of Highway 7, for the purpose of a shopping centre, stadium, fairground, racetrack, drive-in theatre or any other purpose that cause persons to congregate in large numbers; or,
- C) 400 metres of any limit of Highway 7 for the purpose of placing signs and placing, erecting, or altering an electricity transmission and distribution system, pole line, or other transmission line.

MTO will also require permits for any location signage that are within 400m from MTO right-of-way or are visible from Highway 7. All signage must be 3m from the ROW, shown on the site plan, and a permit is required. The permit application can be

submitted online using the Highway Corridor Management Online Services at: HCMS - MTO's online permit application wizard (gov.on.ca).

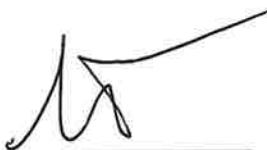
If a development triggers roadway improvement, the developer would be fully responsible for the costs, financial or otherwise, of implementing development driven highway improvements prior to the MTO signing off on the proposal.

Ministry of Transportation (MTO) may ask for studies in support of development along provincial highways including the traffic impact study, stormwater management report, site plan, and illumination report to ensure that developments do not pose adverse impact on the safety and operation of provincial highways.”


18. Section 8.4.5 Environmental Impact Statement is hereby modified as follows:
 - a. Subsections 8.4.5.1 and 8.4.5.3 are hereby modified by deleting the phrase “Mississippi Valley Conservation Authority (MVCA) or” and replacing it with the phrase “the Municipality and/or”
 - b. Subsection 8.4.5.4 is modified by deleting the phrase “Where required” and adding the following new subsection “(8) As deemed necessary by MVCA, the EIS shall include an assessment of impacts associated with drainage and hydrology, in the context of flooding and erosion”.
19. Section 8.4.8.1 Minimum Distance Separation is hereby modified by deleting the phrase “agricultural uses” and replacing it with the phrase “development”.
20. Section 8.5.3.13 Heritage Conservation is hereby modified by adding the phrase “Algonquins of Pikwaganagan” after the phrase “Algonquins of Ontario”.
21. A New Schedule B is hereby modified with the addition of the approved floodplain for the Clyde River and as depicted on the attached revised Schedule B, dated March 4, 2024.

DATED AT THE TOWN OF PERTH, THIS 26th DAY OF JUNE

We have the authority to
bind the Corporation



Steve Fournier, Warden



Jasmin Ralph, County Clerk

OFFICIAL PLAN SCHEDULE B Development Constraints

Legend

- ◆ Abandoned Mine Hazard Sites (AMHS)
- AMHS 1km Buffer
- Waste Disposal Site - Closed
- Waste Disposal Site - Open
- Waste Disposal Site - Influence Area (500m)
- Village & Hamlet Communities
- Crown Land
- Area of Natural & Scientific Interest (ANSI)
- Waterbody
- Watercourse
- Flood Plains
- Organic Soil
- Sand & Gravel Reserves
- Wildland Fire Hazards: Extreme
- Wildland Fire Hazards: High
- Wildland Fire Hazards: Pine (Needs Evaluation)
- Rural Communities
- Roads
- Utility
- Township Boundary

VERSION: 2.1 FOR ADOPTION
DATE: 2024-03-04

Scale: 1:60,000



Schedules produced by Jp2g Consultants Inc. with data supplied by Lanark County, CGIS Centre and MNR. Map schedules are not intended to be used for legal purposes or to identify exact locations of map elements. Verification and survey of existing conditions is required to confirm actual location of existing conditions and/or proposed elements.

