

**REVISED DRAFT AMENDMENT NO. 2**  
**- September 28, 2018 -**  
**ARMOUR TOWNSHIP OFFICIAL PLAN**  
**(10-Year Official Plan Review 49-OP-168921-002)**

**PART A – THE PREAMBLE**

**Purpose**

The purpose of this Amendment is to implement the findings of the latest review of the Armour Township Official Plan by Council, Staff and planning consultant plus recommendations received in early consultation with several Provincial Ministries. This 10-year review is undertaken in accordance with the requirements of the Planning Act.

**Location**

This Official Plan Amendment affects the entire area of the Township of Armour, with the exception of Crown Lands, as shown on Schedule ‘A’ Land Use Plan.

**Basis**

The Armour Township Official Plan underwent statutory reviews in 2001 and 2008 to reflect the requirements of new Provincial Policy Statements (PPS) 1996 and 2005. Amendment No. 2 updates the Plan to reflect PPS 2014, to specifically –

- Link affordable housing policies with Parry Sound District Social Services Administration Board (DSSAB)
- Update MNRF significant wildlife habitat policies
- Update deer wintering areas policies and mapping
- Facilitate lake plans without Official Plan Amendments
- Co-ordinate land use policies with 2017 Asset Management Plan
- Update climate change and energy conservation policies
- Add MNRF wildland fire risk policies and Appendix map “B”
- Reflect current provincial names, statutory references, PPS 2014
- Update Land Use Map Schedule “A”, add Environmental Appendix map “A”

**PART B – THE AMENDMENT**

1. Introduction

Armour Township’s current Official Plan, as amended, was approved in August 2009. Amendment No.1 (second units/apartments) was approved in May 2013.

All of this document entitled “Part B – The Amendment” consisting of the following text and map Schedule ‘A’ constitute Amendment No. 2 to the Official Plan of the Township of Armour.

Appendix “A” Environmental Constraint Areas, and Appendix “B” Wildland Fire Hazard Map do not constitute part of this formal Amendment, but provide more detailed information respecting the Amendment.

## 2. Details

The following changes are hereby made to the Official Plan of the Township of Armour:

### **Amend 1.1 Purpose of the Plan**

The text of Subsection 1.1 is hereby deleted and replaced with the following clauses;

“The original Armour Township Official Plan was adopted by Council in 1991 and approved in parts by the Province in 1994. During 2001 and 2008 statutory five-year reviews of the Plan were carried out to reflect the requirements of updated Provincial Policy Statements (PPS) 1996 and 2005. This updated Plan complies with PPS 2014.

The general purpose of the Official Plan is to guide Armour Township through three decades from 2008 to 2038 by providing land use policy designed to secure the health, safety, and welfare of the present and future inhabitants of the municipality.

The 1994 Official Plan projected Armour population to increase by 57.5 people every five years during a 21-year planning period to 2015. Given the accuracy of this projection, only off by five persons, it makes sense to maintain this projected rate of growth into 2038.”

### **Amend 1.3 Goals of the Plan**

Add the following two new Subsections:

“(l) To communicate with the local District Social Services Administration Board (DSSAB) on matters related to affordable housing.

(m) To align land use policy with the Armour Township 2017 Asset Management Plan. Street and road construction and maintenance methods will be regularly reviewed and implemented. The road asset management system will be continuously updated as per the 2017 Asset Management Plan to determine maintenance requirements and priorities.”

### **Amend 2.1.3(a)(vii) Residential Uses**

Add the words “surface and ground” following the word “adjacent” in the last sentence.

### **Amend 2.1.3(a)(v) Waste Disposal Sites**

Add a final sentence: “All end-of-life vehicle waste disposal sites shall meet the requirements of Regulations 347 and 85/16 pursuant to the Environmental Protection Act.”

## **Amend 2.2. Waterfront Community**

The text of Subsection 2.2.3(c) is hereby amended by deleting the words “by Official Plan Amendments” and replacing them with the words “as Appendices”.

### **Amend 2.2.3 General Policies For Waterfront Community**

Add a new Subsection:

“(c) The policies of Section 4.3 Cultural And Archeological Resources apply to waterfront development.”

### **Amend 2.2.4 Policies For Lake Plans**

The final line of Section 2.2.4 is hereby deleted and replaced with the following:

“Development policies for the following specific lakes will be added as lake plans become available as Appendices for information only, and not by Official Plan Amendment.”

### **Amend 2.2.14 Policies For Conversions**

Subsection (d) is hereby deleted.

### **Amend 2.2.15(b) Private Condominium Roads**

Remove the words “vacant land” in paragraph two.

### **Amend 2.2.17 Site Plan Agreements For Waterfront Developments**

Subsection (a) **Application Requirements** is hereby amended by deleting the words “or for the disposition of a shoreline road allowance”.

Subsection (d)(E) (last bullet) **Additional Information** is hereby amended by adding the words “with no negative impacts on sensitive surface and ground water features.”

## **Amend 2.3. Flood Plain Areas**

Subsection 2.3.3(a) **Regulatory Flood Elevations** is hereby amended by deleting the words “Maps 1-5 of”.

## **Amend 2.4 Environmental Constraint Areas**

Subsection 2.4.1 **Definition** is hereby amended by deleting the words “significant wildlife habitats”, “significant habitat of endangered and threatened species” and adding the words “abandoned mine hazards”; and further amended by replacing the word “Schedule” with the word “Appendix”.

Subsections 2.4.3(a) **Mineral Aggregate Resource Areas** and (b) **Deer Wintering Areas** are hereby amended by deleting the words “Schedule ‘A’ Land Use Plan” and replacing them with the words “Appendix ‘A’ Environmental Constraint Areas”.

Subsections 2.4.3(b)(i) and (ii) **Deer Wintering Areas** are hereby deleted and replaced with the following new Subsections:

- “(i) It is the intent of the Plan to ensure at a minimum an undiminished diversity of self-sustaining wildlife populations and the natural communities which support them and to provide continuous public access to, and benefits from, wildlife. This management will be in part accomplished wherever feasible, by protecting areas of significant deer wintering habitat on both private and public lands as identified as Deer Wintering (Confirmed) and Strata 1 & 2 Potential Deer Winter Habitat on Appendix "A" Environmental Constraint Areas.
- (ii) Where development is proposed on a site in a confirmed deer wintering area, new lots must have a minimum lot frontage and depth of 90 metres. Where new lots are proposed in an area where there is a narrow conifer fringe on a shoreline that provides a confirmed deer wintering area, the minimum frontage shall be 120 metres and minimum depth 90 metres. Lesser lot sizes may be considered pending an evaluation prepared by a qualified specialist indicating that winter deer habitat does not exist.
- (iii) Planning Act applications that meet the tests for Minor Variance are not required to also do a winter deer habitat assessment.
- (iv) Planning Act applications that meet the tests for extensions to legal non-conforming uses are not required to also do a winter deer habitat assessment.
- (v) All Planning Act applications within any Commercial/Rural Industrial Redevelopment Corridors designated on the Armour Township OP and zoned for Commercial or Rural Industrial uses are not required to also do winter deer habitat assessments.
- (vi) All Planning Act applications for consents to sever lots for single detached dwellings, rights of way, lot additions or separation of merged lots are not required to also do a winter deer habitat assessment.
- (vii) All Planning Act applications for site plan approval for detached seasonal or permanent dwellings in the designated Rural Area with lakefront or Waterfront Community Areas are not required to also do a winter deer habitat assessment.”

Subsection 2.4.3(c) **Significant Habitat of Endangered and Threatened Species and Significant Wildlife Habitat** is hereby amended by deleting Subsections (i), (ii), (iii) and (iv) and replacing them with the following:

- “(i) Development and site alteration shall not be permitted in habitat of endangered and threatened species, except in accordance with provincial and federal requirements.

- (ii) A range of significant wildlife habitats (in addition to deer wintering habitat) may occur in Armour Township, as described in the MNRF Significant Wildlife Habitat Technical Guide. New development and site alteration shall only be permitted within the significant wildlife habitat or adjacent lands (generally within 120 metres) to the significant wildlife habitat if it has been demonstrated through a site-specific assessment (i.e. Environmental Impact Study) that there will be no negative impacts on the natural features or their ecological functions.
- (iii) While a small number of locations of significant habitat of endangered and threatened species and significant wildlife habitat are known, the majority can only be identified through site assessment. Accordingly, before new site-specific planning approvals are granted for larger scale development (e.g. subdivisions/condominiums, major industrial or commercial developments), Council will generally require that an appropriate level of site assessment be carried out by a qualified professional before new planning approvals are granted. This will ensure that such significant habitats, if present, are identified. In the case of habitat of endangered species and threatened species, development and site alteration shall not be permitted, except in accordance with provincial and federal requirements.

Add the following new Subsection 2.4.3(g) as follows:

**“(g) Wildland Fire Hazard Areas**

MNRF has provided Appendix "B" preliminary mapping of potential wildland fire hazard areas in Armour Township. This generalized MNRF mapping does not confirm or exclude the presence of hazardous forest types but may be used as a starting point for the completion of an Armour Township wildland fire assessment plan.

In the interim, before a wildland fire assessment plan has been prepared, the following guidelines are suitable for use in guiding applications for new development in or near potentially dangerous areas of Armour Township identified on Appendix "B" as follows:

- (i) If it is found that the wildland fire risk potential is high to extreme, the MNRF recommends undertaking the two-step process (levels 1 and 2) for assessing the required mitigation efforts, as described in the Wildland Fire Risk Assessment and Mitigation Reference Manual, 2017”.

**Amend Section 3.1 Land Division**

Subsection 3.1.1(c) is hereby deleted.

**Amend Section 3.1.3 Industrial / Commercial Severances**

Add the following wording: “Where an industrial area is being revitalized, a Record of Site Condition is required under Regulation 153/04 where a land use is changing to a more sensitive use, as defined in the Regulation.”

### **Amend Section 3.1.3 Plans of Subdivision - General**

Subsection 3.1.3(b) is hereby amended by adding the following words to the end of the clause: “or common element condominium roads.”

Add the following new Subsection:

“(d) Where required under the Ontario Water Resources Act, permits, approvals, and registrations may be required for proposed stormwater management facilities.”

### **Amend Section 3.1.4 Rural Residential Plans of Subdivision or Vacant Land Condominium**

Delete the words “Vacant Land” in the Section title and in Section 3.1.4(b) delete the words “and shall not front directly onto any waterbody or river”.

Add the following clause to Subsection 3.1.4(f)(vi):

“For any development that may impact cultural heritage resources, a heritage impact assessment or heritage conservation plan, prepared by a qualified heritage consultant, will be required.”

### **Amend Section 3.4 Railway Corridor**

Replace the reference to publication LU 131 with “the province’s Environmental Noise Guideline NPC-300”

### **Amend Section 3.10 Access To Public Roads**

Add the following new paragraph following the first paragraph:

“The Township is responsible for providing a wide range of infrastructure and public service facilities and has established the 2017 Asset Management Plan in order to understand capital investments and long-term lifecycle costs of infrastructure provided by the municipality. Decisions related to the prioritization of investment in infrastructure will consider factors such as timing, capital budget, infrastructure risks and vulnerabilities including those caused by climate change, and consideration of the long term operational costs in the context of levels of service required.”

### **Amend Part III Development Policies**

Add a new Subsection 3.17 **Housing Affordability** as follows:

“The 2016 *Canada Census* reports that of the 610 households occupied full time in Armour Township, ninety-five (16%) spend at least 30% of their household income on shelter costs. This is the threshold qualification for social housing assistance. It is therefore a policy of this Plan to communicate with the Parry Sound District Social Services Advisory Board (DSSAB) and make sure existing and new residents have access to diverse and affordable housing choices. Given that all

residential development in Armour is privately serviced, it is acknowledged that there are limitations to providing a diversity of housing types in the interest of achieving Provincial affordability requirements. This Plan therefore provides for accessory second dwelling units/apartments and garden suites (granny flats) in the interests of meeting Provincial objectives for affordable housing.”

#### **Amend Section 4.1 Community Improvement Areas**

Subsection 4.1.3(a) is hereby amended by adding the following new subsection:

- (vii) Development of seniors housing and other forms of affordable housing.

#### **Amend Section 4.3.1 Cultural and Archaeological Resources – Introduction**

Add the following clause:

“Council encourages the identification, recognition, enhancement, promotion and proper management of heritage resources and may use the Ontario Heritage Act to conserve, protect and enhance the cultural heritage resources in the municipality through the designation, by-law, of individual properties, conservation districts and landscapes and archaeological sites.”

#### **Amend Section 4.3.2(b) Cultural and Archaeological Resources – Policies**

Add the following bullet:

- “ensuring that development must not result in the loss of any significant heritage resources.”

#### **Amend Section 4.3.2(c) Cultural and Archaeological Resources – Policies**

Replace Section 4.3.1(c) with the following clauses:

“Council shall require archaeological assessments conducted by archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture and Sport, as well as licensing requirements developed under the Ontario Heritage Act. Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the Ontario Heritage Act.

Council views the preservation of archaeological sites in situ as the preferred means for the mitigation of impacts to archaeological sites. Archaeological excavation as a means for the mitigation of impacts will only be considered when it is demonstrated that preservation is not possible.

Council may maintain the integrity of archaeological resources by adopting zoning by-laws under section 34(1) 3.3 of the Ontario Planning Act S.O.1996, to prohibit any land use activities

or the erection of buildings or structures on land which is a site of a significant archaeological resource.

The Township will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Ministry of Tourism, Culture & Sport under the provisions of a municipal-provincial data sharing agreement, for the purpose of heritage conservation planning. The Township will regularly update municipal archaeological resource mapping under the provisions of a municipal-provincial data sharing agreement, as new archaeological sites are identified and entered into the Ontario Archaeological Sites Database.

Council shall ensure archaeological assessment by a licensed consultant archaeologist when a known or suspected cemetery or burial site is affected by development. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply.”

### **Amend Section 4.3.2 Cultural and Archaeological Resources – Policies**

Add the following new Subsection:

“(f) Council will require a heritage impact assessment or heritage conservation plan to be conducted by a qualified professional whenever a development has the potential to affect a protected heritage property / cultural heritage resource.

Council will not permit development and site alteration on adjacent lands to a protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

Add the following new Subsection:

“(g) Council shall consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources. If where, through development, a site is identified as containing new archaeological features related to Indigenous heritage, the Township will contact potentially interested Indigenous communities for purposes of sharing information about the discovery.”

### **Amend Section 4.4 Energy Conservation**

Subsection 4.4 is hereby amended by changing its title to **Energy Conservation and Climate Change** and adding a second paragraph to Subsection 4.4.1 **Introduction** as follows:

“This Plan recognizes the need for climate change mitigation and adaptation, which is of particular importance in the north. Average temperatures are rising more quickly in the north than in the rest of Ontario. It threatens the region's biodiversity, increases the risk of storms and wildland fires and shortens the recreation season for businesses who depend on safe ice and deep snow cover.”

Subsection 4.4.2 **Policies** is hereby amended by adding the following introductory section:

In reviewing new development applications under the *Planning Act*, climate change mitigation shall be considered through:

- (i) Designing to reduce greenhouse emissions;
- (ii) Designing to improve air quality;
- (iii) Designing for compact development; and
- (iv) Designing for energy conservation including renewable energy systems.

#### **Amend Section 5.1.2(e) Complete Application Requirements**

Replace the heading “Heritage Impact Analysis” with heading “Heritage Impact Assessment” and the term “heritage resource inventory” with the term “municipal heritage register”.

#### **Amend References to MOE, MOEE, and MNR**

All references to the words Ministry of Environment (MOE) and Ministry of Environment and Energy (MOEE) are hereby replaced by the words Ministry of Environment and Climate Change (MOECC). And all references to the words Ministry of Natural Resources (MNR) are hereby replaced by the words Ministry of Natural Resources and Forestry (MNRF).

#### **Replace Map Schedule ‘A’ Land Use Plan**

Schedule ‘A’ **Land Use Plan** and **Flood Plain Maps 1-5** to Schedule ‘A’ have been amalgamated and are hereby deleted and replaced by the new Schedule ‘A’ Land Use Plan attached. Appendix ‘A’ **Environmental Constraint Areas**, and Appendix ‘B’ **Wildland Fire Hazard Map** are attached to this Amendment for information purposes only.

### **3. Implementation and Interpretation**

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Township of Armour Official Plan.