

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## MINUTES

October 13, 2016

The special meeting of the Council of the Township of Armour was held on October 13, 2016 at 10:00 a.m. Those in attendance were: Reeve, Bob MacPhail; Councillors, Marina Hammond and Jerry Brandt; Municipal Planner, Robert Miller, Christopher Brown, MMAH Representative, Andrea Ellis Nsiah, MNRF; Staff, Wendy Whitwell, Clerk Administrator and Charlene Watt, Senior Administrative Assistant. Via teleconference: Debbie Laidlaw, MNDM, and Anneleis Eckert, MOECC.

A special meeting was held for a pre-consultation meeting to discuss an Official Plan Review for the Township of Armour. Wendy Whitwell provided a brief overview of the municipality's layout, zoning, lakes, infrastructure and impact of Hwy 11 development.

Robert Miller presented a community's vision of preserving the rural community and character; and promoting environmental consciousness including maintaining the quality of the lakes. Areas of interest include Hwy 11 and the MTO development which removed small businesses along the corridor. The highway development decreased municipal population and has impaired development and the local economy. Robert Miller detailed his role as a municipal consultant and stated that many elements of the Provincial Policy Statement (PPS) are already incorporated in the current Official Plan.

Debbie Laidlaw from the Ministry of Northern Development and Mines (MNDM) presented via telephone and referred to sections 2.4, 2.5, 3.1 and 3.2 in the Provincial Policy Statement as a reference for the Official Plan review. A data product is available which details mine hazards and aggregate resources. Detailing sand on Schedule "A" of the Official Plan is not required. The current map for the Official Plan is acceptable. There is no significant material deposit in the Township; therefore, no special appendix map would be required.

Anneleis Eckert from the Ministry of Environment and Climate Change (MOECC) presented via telephone and referred to sections 1.6 and 1.8 in the Provincial Policy Statement as a Ministry reference for the review of the Official Plan. References to the MOE D-Series and lake capacities are to be included. Climate change policies, energy conservation, air quality and benefits are to be addressed including the specific words "Climate Change" in the Official Plan. In response to the PPS, Section 1.6, Bob MacPhail indicated that the Township of Armour is limited in finances with the establishment of water and sewer services unless provincially / federally funded.

Andrea Ellis Nsiah from the Ministry of Natural Resources and Forestry (MNRF) presented Ministry recommendations and indicated that there are protocols in place for development. (Sections 2.0 of the PPS) Development and site alteration is not permitted in endangered species and threatened species habitat. Development and site alteration is not permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the lands has been evaluated and it has been demonstrated that there will be no negative impacts. Technical advice is available to municipalities from the MNRF. Long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for economic, environmental and social benefits. The Natural Heritage Act and Endangered Species Act must be integrated into the Official Plan. Andrea indicated that not all endangered species have been mapped in Ontario and she recommends that the endangered species asterisk be removed from the current Schedule "A" as it is not normally detailed on an Official Plan.

Deer wintering yard information has been updated and it is recommended that this information be detailed as an appendix or a link in the Official Plan to permit updates and avoid Official Plan appeals. The data is obtained from the Land Information Ontario website. Discussion over the deer yard mapping caused concern for the municipal planner and Council. Council was firm about requiring facts for the assessed deer yard areas. The municipal planner was concerned about the extent of the mapped

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## MINUTES

October 13, 2016

deer yards in the municipality and the impact on future development and the creation of legal non-conforming lots.

Development and site alteration is not permitted in provincially designated wetlands. The Township of Armour does not have any provincially significant wetlands. Natural features and areas are to be protected for the long term. Development and site alteration is not permitted in fish habitat except in accordance with provincial and federal requirements. The municipal planner indicated that fish habitat is not part of the Office Plan mapping; however, staff do utilize fish habitat mapping when considering shore road closing applications.

Aggregates and licensed gravel pits are noted on the Land Information of Ontario website and is up to date with the Zoning By-law. It is a tool that can be cross-referenced locating active gravel pits.

Natural Hazards must be noted in the Official Plan.

The final environmental constraint that was discussed detailed Wildland Fire and is new to the Provincial Policy Statement. Development must be away from hazardous forests. Development is permitted in lands with hazardous forest types for wildland fire where the risk is less according to a wildland fire assessment. A map layer which is site specific to municipal properties was provided as a reference to be used as an appendix to the Official Plan. The map is in the draft stage and is expected to be finalized before year end. It is recommended that a policy statement be implemented with direction to the documented map. Reference was made to address the Environmental Bill of Rights and the Fire Smart Program. Council was assured by MNRF that technical advice would be provided by the Ministry.

Chris Brown from the Ministry of Municipal Affairs and Housing made the following recommendations regarding the Official Plan Review:

- (1) Asset Management must be integrated with the Official Plan, synchronize the documents. Locate services and infrastructure. No private roads are to be created;
- (2) Locate any community hub with efficient public services;
- (3) Provide an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents. Establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households. Council indicated that the item would be controlled by DSSAB. The Official Plan would require a statement stating the set target according to DSSAB;
- (4) Support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns;
- (5) Consult First Nations, cultural heritage contacts and archaeology sites in the area for potential input. Significant built heritage resources and significant cultural heritage landscapes must be conserved;
- (6) Refer to Section 2 of Bill 73 (Amendment to the Planning Act) in the Official Plan Review process;
- (7) Identify procedures for planning application notices or make a direct reference to the Planning Act. A recommendation from MMAH is to require applicants to consult with their own neighbours during a planning application. Municipalities can now stray from the Planning Act and add more requirements;

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**MINUTES**

October 13, 2016

- (8) Be aware of the time out option, a two year freeze on amendments unless Council permits. Specifically, no person or public body may request an amendment to a new official plan before the second anniversary of the first day any part of the plan comes into effect. Within three years of the Official Plan update, the Zoning By-law needs to be updated;
- (9) Implement site plan control for high risk areas;
- (10) Follow the process accordingly for the Official Plan implementation. Remember that the Provincial Policy Statement 2014 details the minimum standards that are set by the province.

The meeting adjourned at 1:20 p.m.

Original signed by Bob MacPhail  
REEVE

Original signed by Wendy Whitwell  
CLERK-ADMINISTRATOR