

DECISION

With respect to the
Official Plan for the Corporation of the Township of Armour
Subsection 17(34) of the *Planning Act*

I hereby modify and approve, as modified, all of the Official Plan for the Corporation of the Township of Armour, as adopted by Bylaw No. 46-2008 of the Township of Armour on November 25, 2008, subject to the following modifications:

1. Page 1, Section 1.1 Purpose of the Plan

Add “, **from 2008 to 2028**” after “21st Century” and before “by providing” in the fourth paragraph; and add, at the end of the 6th paragraph, **“The Official Plan will be read in its entirety and all relevant policies are to be applied in each situation.”**

2. Page 2, Section 1.2.2, 8th bullet

Delete this entire bullet and replace with:

“Lakeshore capacity assessment is a planning tool that can be used to control the amount of phosphorus entering inland lakes on the Precambrian Shield by controlling residential shoreline development. Use of the lakeshore capacity assessment along with proactive land-use controls and enforcement of water-related regulations and bylaws will help to ensure that the quality of water in Armour’s inland lakes is preserved. Protection of water quality will also protect environmental, recreational, economic and property values.”

3. Page 3, Section 1.2.3 Maintain Rural Character of the Community

Insert the following text at the beginning of the section: **“Armour Township is a predominantly rural Township. The Hamlet of Katrine (as identified by name on Schedule “A”) is an existing built-up area with both residential and community commercial/ institutional uses. While recognized in the past as a settlement area, it is Council’s position that physical constraints to development (e.g. flood plain and steep slopes) prevent this area from being a focus for further residential growth. The Village of Burk’s Falls, though a separate municipality, is therefore recognized as an established primary settlement area and service centre to the south east Parry Sound region. Council will be supportive of Burk’s Falls’ sustainability as a viable settlement area and service centre to the surrounding rural areas.”**; add **“All lot creation will conform to the policies of the Official Plan.”** at the end of the (now) second paragraph.

4. Page 4, Section 1.3 Goals of the Plan

Modify to add new items (i), (j), and (k):

“(i) To ensure that all significant cultural heritage resources in the municipality are identified, protected, and conserved.”

“(j) To take a coordinated and integrated approach to development adjacent to the boundaries of the Village of Burk’s Falls.”

“(k) To consider the protection of municipal drinking water supplies and

designated groundwater protection zones as identified in Burk's Falls' 2003 Municipal Groundwater Study and to consult with the Village on planning applications that may impact these supplies and zones."

5. Page 6, Section 2.1.2 Objectives, subsection (g)

Replace ",", between words "forestry" and "wildlife trapping" with "**and**"; replace "mineral aggregate extraction" with the words "**by protecting mineral aggregate resources for long term use**".

6. Page 6, Section 2.1.3 Policies, subsection (a) Residential Uses

Add a new item (i) as follows:

"(i) When evaluating applications for land division, Council and Planning Board shall consider:

- (a) whether the proposed land division represents limited residential development or resource-based recreational activities;**
- (b) the cumulative cost of providing additional municipal services to the subject lands;**
- (c) the justification of the need for the lot creation, including opportunities for it to locate within a settlement area, and the number of existing vacant lots of record of a similar type and location;**
- (d) the potential for the proposed lot creation to lead to rural sprawl; and**
- (e) the potential for the proposed lot creation to contribute to cumulative environmental impacts.**

Council, in collaboration with Planning Board, will monitor the type, extent, and location of lot creation and the conversion from seasonal dwellings to permanent dwellings in the Township under this Official Plan up until the time of the five-year review of the Official Plan, at which point its policies on land use and land division will be re-evaluated.";

Renumber remaining items (ii) to (viii) accordingly.

7. Page 6, Section 2.1.3(a) Residential Uses, item (i)(i) [renumbered by modification # 6 to (ii)(i)]

Delete this policy and renumber subsequent item (i)(ii) accordingly.

8. Page 7, Section 2.1.3(a) Residential Uses, item (vii) [renumbered by modification # 6 to (viii)]

Add "**in accordance with Ministry of the Environment Procedure D-5-4 Technical Guideline for Individual On-Site Systems: Water Quality Impact Risk Assessment and Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment**" after "study" in the first line.

9. Page 8, Section 2.1.3 (c) Industrial Uses, item (ii)

Add "**and does not exceed 10 000 litres/day**" to the end of the second sentence.

10. Page 8, Section 2.1.3 (c) Industrial Uses, item (v)

Delete the second sentence and replace it with: "**Prior to a decision to amend the Zoning By-law, MOE's D-Series Guidelines for Land Use Compatibility (D-1 and D-6) shall be applied, the appropriate technical studies carried out, and the recommendations from these**

studies implemented through such tools as (but not limited to) the Zoning By-law, site plan agreements, holding provisions, and MOE Certificates of Approval.”

11. Page 9, Section 2.1.3 (d) Commercial/Industrial Redevelopment Corridors

Add “ **an overlay**” after “identified in” and before “designated by a red “C”” in the third sentence of the first paragraph; add “**(D-1 and D-6)**” after “*Land Use Compatibility*” in the second paragraph.

12. Page 9, Section 2.1.3 (d) Commercial/Industrial Redevelopment Corridors, second paragraph

Add “**/industrial**” after “New or redeveloped commercial” and before “uses shall”; and add “**amending the zoning by-law and**” after “In the process of” and before “drawing such agreements”.

13. Page 11, Section 2.1.3(f) Waste Disposal Sites, items (iv) and (vi)

Replace “determined by the Ministry of the Environment” with “**as required by Provincial legislation**” in item (iv); In item (vi) delete the second sentence in its entirety and delete and replace the fourth sentence with: “**New or expanded sensitive uses (e.g., residential or recreational uses) within that area shall be appropriately separated from the limits of the existing lagoons, and conversely, new or expanded sewage lagoons shall be appropriately separated from existing sensitive uses. This shall be determined in accordance with MOE D-Series Guideline D-2 and prior to a decision on the Zoning By-law amendment.**”

14. Page 11, Section 2.2 Waterfront Community, subsection 2.2.1

Replace “150m (500 feet)” with “**300m**” in the second paragraph.

15. Page 12, Section 2.2.3 General Policies, subsection (b)

Add “**New uses,**” at the beginning of the sentence; and delete “All existing uses” in the same line.

16. Page 12, Section 2.2.3 General Policies, item (c)

Add “**in accordance with the Lakeshore Capacity Assessment Handbook**” at the end of the first sentence.

17. Page 13, Section 2.2.3 General Policies, item (f)

Replace “150m (500 feet)” with “**300m**”.

18. Page 13, Section 2.2.3 General Policies

Add a new item (g) as follows:

“(g) **Where considered desirable by the approval authority, a study shall be required by a Professional Engineer to indicate:**

- **That a private well for an individual on-site water service can be located without danger of contamination by any on-site or off-site sewage system; and**
- **That suitable site conditions exist for an individual on-site sewage disposal system.”**

19. Page 13, Section 2.2.4 Policies for Lake Plan

Delete and replace the second sentence with: “**A lake’s capacity for development is assessed**

with the Lakeshore Capacity Model as outlined in the Lakeshore Capacity Assessment Handbook.”

20. Page 14, Section 2.2.4 Policies for Lake Plans, subsection (f), item (v) and new item (xiii)

Add “**archaeological resources**” after “historic development”; and add a new item (xiii) as follows: “**(xiii) Existing number of vacant lots on the lake and the justification for new lot creation.**”

21. Page 15, Section 2.2.14 Policies for Conversions, items (b), (c) and new item

In item (b) add “**the lake has the capacity to support the conversion,**” after “permitted only if” and before “the existing dwelling”; In item (c) replace the word “discouraged” with “**prohibited**” in the second sentence; Add a new subsection (d): “**(d) Council will monitor the number and location of known conversions as per Section 2.1.3(a) of this Plan.**”

22. Page 15, Section 2.2.15 Waterfront Lot Access, subsection (a) By Water

Add “**and docking facilities**” after “mainland parking” and before “is available”.

23. Page 15, Section 2.2.15 Waterfront Lot Access, subsection (b), By Private Condominium Roads

Add “**internal roads within**” after “private roads to” and before “Plans of Condominium” in the first paragraph; delete “, that are zoned for seasonal uses only” in the second paragraph.

24. Page 16, Section 2.2.16(a) Expansion of Existing Commercial Operations item (ii) and new item

Add “, **approved by the appropriate agency pursuant to the Ontario *Building Code Act* or the *Environmental Protection Act,***” after “waste treatment technology” and before “designed to prevent”; Add a new item (v) as follows: “**The lake’s capacity to support expansions to existing commercial operations will be assessed.**”

25. Page 17, Section 2.2.17 Site Plan Control Agreements for Waterfront Developments

Add a new sentence before subsection (a) as follows: “**These policies should be read in conjunction with Section 5.7 Site Plan Control, of this Plan.**”

26. Page 19, Section 2.3.1 Definition

Delete “which may be severe enough” and “to cause property damage and /or potential loss of life if those lands were built upon”; and add a new paragraph at the end of the section stating “**Flood Plain Areas are identified on Maps 1 to 5 of Schedule “A”. Most of these mapped areas were identified based on the Township’s interpretation of aerial photographs**”.

27. Page 20, Section 2.3.3 Policies (a) Regulatory Flood Elevations

Add, as a new second sentence starting after “flood plain.”: “**The regulatory flood elevations identified for the 12 sections of the Magnetawan River are most accurate at the location of the evaluated cross-sections shown on Schedule “A”; for areas between the 12 cross-section locations, the flood elevation at the upstream (higher) cross-section will be applied.**”; and add a new paragraph:

“**The mapping included on Maps 1-5 of Schedule A shows the approximate location**

of the identified regulatory flood elevations on the Magnetawan River. However, the precise location of these Flood Plain boundaries or the Flood Plain boundaries on Doe Lake, Little Doe Lake and Pickerel Lake can only be determined through surveying of spot elevations by an Ontario Land Surveyor.”

28. Page 20, Section 2.3.3 Policies, subsection (b) Normal High Water Mark

Insert “**and where there has not been air photo interpretation of the potential floodplain boundary beyond that which identifies the normal high water mark,**” after “is not known” and before “lands below”.

29. Page 21, Section 2.3.3 Policies, subsection (c) Flood Proofing, items (i) and (ii)

In item (i) insert “**located outside the Flood Plain to the extent feasible. Where this is not feasible, such works shall be**” between “shall be” and “flood-protected”; In item (ii) delete “In areas of significant flooding”; capitalize “**Flood-proofing**” and add “**and in accordance with Appendix 6 of the MNR’s Technical Guide: River and Stream Systems: Flooding Hazard Limit**” after “professional engineer” and before “may be required”.

30. Page 21, Section 2.3.3(e) Permitted Uses, third bullet and new item (f)

Delete “buildings and structures directly related to agricultural production and of necessity located close to farm operations”; and add a new item (f) after item (e) Permitted Uses:

“(f) Amending the Flood Plain Boundary

For Flood Plain Areas that were identified based on interpretation of aerial photographs, minor corrections may be made to the Flood Plain boundaries through a zoning by-law amendment process, if Council is satisfied that it has sufficient information to support the refinement. Such minor corrections would clarify the interpretation of the land use designation boundary.

Except as provided above, amendment to the Flood Plain designation can only proceed if a technical report, prepared by a qualified hydrological engineer, has determined that the identified Flood Plain Area would not be subject to the regulatory flood. Such reports must be prepared for the entire “reach” of a waterbody, which in the case of a river would be the inter-related parts of the river. Such reports would generally be prepared by a qualified engineer retained by a development proponent.

Placement of fill is not an acceptable basis for amendment to Flood Plain Area boundaries, based on public health and safety concerns with the potential for increased flood-related impacts to other properties.”

31. Page 22, Section 2.4.1 Definition

Insert “**significant wildlife habitat, including**” between “deposits,” and “deer wintering”; insert “**significant habitat of endangered and threatened species,**” between “deer wintering areas,” and significant fish habitat”; in the last sentence, insert “**, where known,**” between “These features” and “are shown”; delete “constraint overlays within which the land uses permitted are those permitted” and replace with “**constraints to development**”.

32. Page 23, Section 2.4.3(a) Mineral Aggregate Resource Areas, item (ii)

Replace “In assessing proposals for alternative land uses in areas with aggregate potential, the

following factors shall be considered” with “**New proposals for alternative land uses, or expansion of existing land uses, in or adjacent to mineral aggregate resource areas identified on Schedule “A”, will only be permitted if the following criteria are met:**”; in the second bullet, insert “**and issues of public health, public safety and environmental impacts are addressed**” between “aggregate extraction” and “; or”.

33. Page 24, Section 2.4.3 (c) Species of Special Concern, Endangered or Threatened

Delete this section in its entirety and replace with:

(c) Significant Habitat of Endangered and Threatened Species and Significant Wildlife Habitat

Council recognizes the importance and value of both the significant habitat of endangered and threatened species and significant wildlife habitat in Armour Township and supports their protection.

(i) Significant habitats of two threatened species (Blanding’s Turtle and Eastern Hog-nosed Snake) and the significant habitat of an endangered species (Peregrine Falcon) may occur in Armour Township. New development and site alteration shall not be permitted in the significant habitat of endangered species and threatened species. New development and site alteration will only be permitted on adjacent lands to such habitats if it has been demonstrated through a site-specific assessment (e.g. Environmental Impact Study) that there will be no negative impacts on the natural features or on their ecological functions.

(ii) A range of significant wildlife habitats (in addition to deer wintering habitat) may occur in Amour Township, including significant habitats of Red-shouldered Hawk, Great Blue Heron, Goshawk, Cooper’s Hawk, Osprey, Milksnake, Eastern Ribbonsnake, and various rare plants. New development and site alteration shall only be permitted within the significant wildlife habitat or on adjacent lands to the significant wildlife habitat if it has been demonstrated through a site-specific assessment (e.g. Environmental Impact Study) that there will be no negative impacts on the natural features or on their ecological functions.

(iii) “Adjacent to” will generally mean within 50 metres of significant habitat of endangered and threatened species and significant wildlife habitat unless it is determined that an alternate distance should be considered for a particular species.

(iv) 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/vacant land condominiums, major industrial and major 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.

Where such significant habitats are identified, new development or site alteration will not be permitted unless an Environmental Impact Study, prepared by a qualified professional, demonstrates to the satisfaction of the Approval Authority that development or site alteration would conform to the foregoing policies regarding protection of such significant habitats.

34. Page 25, Section 2.4.3(d) Significant Fish Habitat (iv), Third Bullet
- Replace “significant fisheries habitat as identified on fish habitat classification mapping prepared by the Ministry of Natural Resources.” with “**Type 1 fish habitat.**”.
35. Page 27, Section 3.1.1 Severances, subsections (c) and (d)
- Delete subsections (c) and (d) and replace with the following new subsection (c): “**A maximum of two new lots by consent per original 40.5 hectare (100 acres) original crown lot existing on March 16, 1993, shall be permitted to be created.**”; and renumber the remaining items accordingly.
36. Page 27, Section 3.1.1 Severances, new item (f)
- Add new item (f): “**(f) Development is permitted within 1,000m of an identified abandoned mine hazard only if it has been demonstrated (e.g., through a technical study) to the Ministry of Northern Development and Mines that the site no longer presents a hazard. Early consultation with the Ministry of Northern Development and Mines on development proposals within 1,000m of a known mine hazard is advisable.**”; and renumber the remaining items accordingly.
37. Page 27, Section 3.1.1 Severances, item (g)
- Replace “150m (500 feet)” with “**300m**”.
38. Page 27, Section 3.1.1 Severances, item (j)
- Add “, **or does not have regard for matters in Section 51(24) of the *Planning Act***” at the end of the sentence.
39. Page 28, Section 3.1.1 Severances, item (o)
- Delete item (o) in its entirety and replace with: “**(o) An archaeological assessment will be required for development on lands with archaeological potential in accordance with Section 4.3.**”
40. Page 29, Section 3.1.4 Rural Residential Plans of Subdivision or Vacant Land Condominium (c)
- Add “, **fish habitat, significant wildlife habitat, and significant habitat of endangered and threatened species.**” after “...including any environmentally sensitive areas”.
41. Page 29, Section 3.1.4 Rural Residential Plans of Subdivision or Vacant Land Condominium, subsection (e) items (ii), (viii) and new item (xii)
- In item (ii) add “**in accordance with MOE D-Series Guidelines (D-1 and D-6)**” after “industrial or major commercial operations”; delete item (viii) and replace with “**cultural heritage resources and archaeological resources shall be conserved;**”; add a new item (xii): “**(xii) Development is permitted within 1,000m of an identified abandoned mine hazard only if it has been demonstrated (e.g., through a technical study) to the Ministry of Northern Development and Mines that the site no longer presents a hazard. Early consultation with the Ministry of**

Northern Development and Mines on development proposals within 1,000m of a known mine hazard is advisable.”

42. Page 30, Section 3.1.4 Rural Residential Plans of Subdivision or Vacant Land Condominium, subsection (f)

Add **“and the policies of Section 5.1.2 of this Plan”** after “the requirements of the Planning Act” and before “, proposals for Rural Residential”.

43. Page 31, Section 3.1.4 Rural Residential Plans of Subdivision or Vacant Land Condominium (f), item (v) and new item

In item (v) add **“or Provincial highway”** after “near any railway”; and add a new item (vi): **“(vi) An archaeological assessment shall be required for development on lands with archaeological potential in accordance with Section 4.3.”**

44. Page 35, Section 3.4 Railway Corridor

Replace the second sentence in the first paragraph with: **“Sensitive areas for noise include within 500 meters of a principal rail line, 250 metres of a secondary rail line and 100 metres of other rail lines” in accordance with Ministry of the Environment Publication LU 131. Studies should be required.”**

45. Page 37, Section 3.7 Pits and Quarries, subsections (b) and (c) and new item (e)

In item (b) add **“Legally existing pits and quarries will be protected from new or proposed expansions to existing sensitive adjacent land uses.”** as a third sentence; and in item (c) add **“and portable concrete plants”** after “portable asphalt plants”.

Add a new item (e):

“(e) Sensitive land uses and activities (e.g. severances and rural subdivisions) shall not be permitted on site or adjacent to existing pits and quarries, except in accordance with MOE Guidelines D-1-2 and D-6. For new operations, the influence area is to be determined by appropriate studies carried out in support of land use approvals. For the encroachment of sensitive land uses on existing operations and undeveloped resource areas, in the absence of specific substantiating information (e.g. obtained through technical studies), a potential influence area of 1,000m shall apply. The recommended minimum separation distance is 300m.”

46. Page 38, Section 3.8 Mobile Home Parks, subsection (d), items (ii) and (iv)

In item (ii) replace “to the satisfaction of the Ministry of the Environment” with **“in accordance with legislated requirements”**; and in item (iv) add **“D-1 and D-6”** after “guidelines” at the end of the second sentence.

47. Page 39, Section 3.10 Access to Public Roads

Remove the word “permanent” and the words “or co-operative developments” from the second sentence.

48. Page 39, Section 3.11 Home Occupations

Add **“Uses that would impact negatively on a provincial highway will not be permitted. Home occupations located on a provincial highway shall ensure that there is safe access**

and shall require access permits from the Ministry of Transportation when appropriate.” at the end of the paragraph.

49. Page 40, Section 3.12 Home Industries,

Add **“Uses that would impact negatively on a provincial highway will not be permitted.”** at the end of the paragraph.

50. Page 46, Section 4.1.3 Policies, subsection (e), item (ii)

Replace “Ministries of Municipal Affairs and Housing” with **“Ministry of Municipal Affairs and Housing, where applicable”** after “approved by the”.

51. Page 47, Section 4.3.1 Introduction

Add **“For the purposes of this Plan, cultural and heritage resources include buildings, structures, archaeological and historical sites, landscapes (including the rural character of the municipality) and landmarks, either individually or in groups, which are considered by the Township of Armour to be of heritage significance.”** at the beginning of the paragraph.

52. Page 47, Section 4.3.2 Policies

Delete and replace this entire section with:

“(a) When necessary, Council will require satisfactory measures to mitigate negative impacts on significant heritage resources and landscapes such as known archaeological sites, historic trails, portages and burials located within the Township. Council may require a heritage impact assessment to evaluate the impact of a proposed development on a cultural heritage resource.

(b) Council shall participate, wherever feasible, in the conservation of cultural heritage resources by:

- **conserving heritage buildings, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;**
- **conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;**
- **respecting the heritage resources recognized or designated by federal and provincial agencies.**

(c) Council recognizes that there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within the boundaries of the municipality. Archaeological potential areas are determined through the use of Provincial screening criteria, or criteria developed based on the known archaeological record within the Township and developed by a licenced archaeologist.

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.

There may be a need for archaeological preservation *in situ*, to ensure that the integrity of the resource is maintained, or rescue excavation of significant archaeological resources as a result of development proposals.

(d) Council may use the Ontario Heritage Act to conserve and protect significant cultural heritage resources through the designation, by by-law, of individual properties, conservation districts, and landscapes, and archaeological sites, and to establish a Municipal Heritage Committee, if desired.

(e) When an identified human cemetery or a marked or unmarked human burial is affected by development, Council shall ensure that an archaeological assessment is carried out and that the Ministry of Culture and the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Services are notified. The provisions under the Ontario Heritage Act and Cemeteries Act shall apply."

53. Page 47, Section 4.4.2 Policies and item (ii)

Replace the word "efficiently" with "**efficiency**" in the first paragraph; and replace "Formulate energy-oriented planning policies, particularly encouraging" with "**Encourage**".

54. Page 52, Section 5.1.2 (e) Schedule for Complete Application

Replace "Archaeology and Cultural Heritage Assessment" with "**Archaeological Assessment**".

55. Page 53, Section 5.1.2(e) Schedule for a Complete Application- Environmental Impact Study

Add "**Site Assessment and/or**" to the beginning of the heading of this item; at the beginning of the paragraph add "**A preliminary site assessment may be required for certain types of development proposals as outlined in OP Section 2.4.3(c)(iv). Such an assessment would determine whether more detailed assessment is warranted by a specialist.**"; add "**or through the preliminary site assessment**" after "Official Plan for the Township of Armour".

56. Page 53, Section 5.1.2(e) Schedule for a Complete Application- Floodplain Lands

Delete and replace the existing paragraph with the following: "**For any development or site alteration proposed adjacent to the regulatory flood elevation as defined in Section 2.3.3 of the Official Plan, an Ontario Land Surveyor should provide spot elevations to determine the boundaries of the Flood Plain on the ground. Where development or site alteration is proposed adjacent to the Flood Plain as estimated by another method (e.g., aerial photograph interpretation), an applicant may be required to obtain a flood plain study by a qualified hydrological engineer to determine the elevation and boundaries of the regulatory flood**".

57. Page 56, Section 5.5 Amending the Official Plan Schedule "A" and Implementing Zoning By-law, subsection 5.5.1

Insert the following new sentence at the beginning of the paragraph: "**Council shall ensure that any proposed amendment is consistent with the 2005 Provincial Policy Statement.**"

58. Page 57, Section 5.5.1 Amending the Official Plan Schedule "A" and Implementing Zoning By-Law (g)

Delete ", and areas of natural and scientific interest".

59. Page 57, Section 5.7 Site Plan Control, subsection 5.7.1

Add “**See also Section 2.2.17 of this Plan for additional site plan control policies for Waterfront Developments.**” after “Township’s Zoning By-law.” at the end of the first paragraph.

60. Page 58, Section 5.7.3 Site Plan Control

Renumber Section 5.7.3 as 5.7.4 and insert a new subsection 5.7.3:

“5.7.3. In accordance with Section 41(4) of the *Planning Act*, Council shall amend the Armour Township Site Plan Control By-law for areas zoned Commercial (C), Recreational Commercial (RC), Public (P) and Institutional (I) in the Armour Township Comprehensive Zoning By-law, to require the owner of land proposed for development in the areas so zoned to submit plans, drawings, and any necessary elevations, cross-sections, shadow studies, conservation studies and other technical aspects as reasonably required for approval, and to enter into one or more agreements to address among other matters:

- (a) external building design details, including but not limited to, sustainable design, character, scale, finish, colours and appearance;**
- (b) sustainable and accessible design elements within an adjoining municipal right-of-way, including without limitations, trees, landscaping, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;**
- (c) facilities designed to have regard for accessibility for persons with disabilities.”**

61. Page 60, Section 5.12.1 Official Plan Review Procedure

Replace “will consider” with “**shall undertake**”.

62. Schedule “A”

Remove the Deer Wintering Area located just north of Katrine.

63. Schedule “A”

Delete “Regulatory Flood Elevations on inland lakes and for Magnetawan River sections K1-12” and replace with “**location of the Flood Plain Areas designation**”; add “**K1-12**” symbols as new Legend item beneath the “FP” symbol with the following description “**Locations of Regulatory Flood Elevations on Magnetawan River**”

64. Schedule “A”

Delete and replace “Species of Special Concern” legend item with “**Significant Wildlife Habitat, other than Deer Wintering**”

Dated at Toronto this _____ of _____, 2009

(Original Signed By)

Robert P. Taylor
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

