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# Planning Issues and Policy Options Report

Township of Lanark Highlands Official Plan Review & Update

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Prepared for

Township of Lanark Highlands



75 George Street  
P.O. Box 340  
Lanark, ON K0G 1K0

Prepared by



**Jp2g Consultants Inc.**

12 International Drive, Pembroke, Ontario, K8A 6W5  
T.613.735.2507 F.613.735.4513  
Jp2g Project No. 20-7023A

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## **1 Report Purpose**

The purpose of this report is to present an analysis of the planning issues identified through Official Plan Review consultation efforts to date, and to provide direction on possible policy options for each identified issue. The policy options are designed to be in conformity with the Provincial Policy Statement (PPS (2020)) and the Lanark County Sustainable Communities Official Plan (SCOP). In many cases the policies presented are the minimum required to bring the Township's Official Plan into conformity with the PPS and County SCOP. In other cases, the policy options represent a new path for the Township, above and beyond the minimum require. It is requested that the Council review and provide feedback on the preferred policy options and confirm that all the relevant planning issues have been captured in this report and addressed.

## **2 Public and Agency Consultation**

The Consultation Plan summarizes all of the agency and public consultation efforts undertaken through the Official Plan review process.

- Direct e-mail “notice of commencement” correspondence sent to 27 agencies including prescribed provincial ministries, local area school boards, Mississippi Valley Conservation Authority, surrounding municipalities, First Nations, and utilities – introduced project to agencies and requested their participation – June 2 to 3<sup>rd</sup>, 2021
- Special Council Meeting (Sec 26 Planning Act) – a virtual meeting where Council received the Planning Report which outlined the project and provided preliminary list of issues identified – June 30, 2021
- Request for comments from public and organizations be submitted by August 27, 2021, to be included in Issues and Options Report.

These efforts have resulted in detailed submissions by both the Mississippi Valley Conservation Authority and the Ministry of Northern Development, Mines, Natural Resources and Forestry which have been attached to this Report as Appendix B. The recommendations by these agencies have been incorporated into the Issues and Options Table.

There have also been comments submitted by eight (8) members of the public including the Mississippi Madawaska Land Trust (MMLT). Many of these suggestions identified issues that had been picked up through the PPS and SCOP review completed by the consultant. The public comments not captured in the PPS/SCOP review are included at the end of the Issues and Options Table.

## **3 Staff/Council Survey**

An important part of the project consultation involved interviews with Councillors and senior staff. The interviews focused on 11 questions ranging from the role of the official plan to the types of desired development, development concerns, importance of natural resources of the area, how the



Township is addressing climate change, focus for enhanced economic activity, and others. The specific questions that made up the phone interviews are identified in Appendix D of this report.

### **3.1 Role of Official Plan**

The survey results demonstrated a very good understanding of the role of the Official Plan. Comments included that the Official Plan guides development and provides direction to council and staff on regulating growth and development. Some acknowledged that the Township OP is a creation of the province and the Provincial Policy Statement, and that the OP must comply with the PPS. It was also acknowledged that the Official Plan is closely related to the Zoning By-law and that these two important documents must be in sync.

### **3.2 Use of Official Plan**

The Official Plan is seen primarily as a building and planning staff tool to be referenced when preparing reports to Council. It is also seen as a great resource for Councillors, especially new Councillors. Most staff and Councillors use the Official Plan on a limited basis.

### **3.3 How Does the OP Affect You**

Most interviews suggested that the OP had limited affect on their personal property. It was acknowledged that it can impact the number and size of lots that can be severed from their property and controls the growth around their properties.

### **3.4 Preferred Future Development**

When asked what type of development they would like to see in the future, the majority of the respondents indicated that additional residential and commercial development is needed in the Township. It was acknowledged that the lack of municipal sewer and water services in Lanark Village is a major barrier to attracting new growth and development. There was an interest in seeing different types of residential development including tiny homes, supportive housing, park model leasehold developments, and cluster lot developments (small scale subdivisions that fit into the landscape). More balanced development where growth pays for growth was also identified as important going forward.

### **3.5 Concerns with Existing Development**

The staff and councillors were asked to identify any development taking place in the Township that was a concern or should not be happening. Although there was not a lot of issues identified, concern was expressed with the redevelopment of existing lots of record within waterfront communities, especially those in the floodplain. There were concerns with very small, non-commercially viable aggregate deposits that are identified in the OP and restrict development. There was an acknowledgement that the Township has a very large geography and that it is difficult to provide a consistent delivery of services to such a large geography. There were also concerns with



development taking place without appropriate permits and approvals, and that the Township has limited enforcement resources.

### **3.6 Problem Official Plan Policies**

There were a few suggestions about existing Official Plan policies that are a problem or concern. Most felt that the current OP was doing a good job. There was frustration with the lack of Pit and Quarry inspections/complaint personnel at the Ministry of Natural Resources and Forestry (MNRF), and that the Township has to deal with the complaints but has no authority. There were concerns with waterfront development and the rapid pace of change caused by redevelopment of existing cottages. There were also concerns with the high cost of maintaining the Township's road network and development on unopened road allowances.

### **3.7 Climate Change**

When asked how well the Township is addressing the threat of climate change, most acknowledged that not a lot is being done specific to addressing climate change and that there are lots of different opinions on the subject. There was a sense that the Township could do more to address the carbon footprint of the fleet and overall Township operations. They did acknowledge the positive changes at the arena and with new streetlights. Efforts are being made to change operations to help address climate change and it needs to be part of the Township's decision-making process. It was also understood that the Township is only one small part of a much bigger effort required and that there is only so much the Township can achieve on its own.

### **3.8 Expanding Economic Activity**

There was a very strong sense that the Township would benefit from more commercial development but that the community is limited by the lack of central sewer and water services that are necessary. The concept of communal services to support the commercial core of the Village of Lanark was identified as a path that needs to be explored. Expanded commercial activity in the tourism and recreation sectors – focusing on strengths - were identified as key elements of the future economy. Already well established in the Township, many see an enhanced role for home occupations going forward. Aggregate is recognized as the main industry in the Township, along with farming and forestry. A number of respondents acknowledged the role Council plays in establishing a climate that encourages new investment, including tools such as Community Improvement Plans (CIPs).

### **3.9 Importance of Township's Natural Resources**

The Township has a wealth of natural resources that are central to the identity of the Township. They are the defining elements of Lanark Highlands. Aggregate, forests, lakes, and rivers and all extremely important to the future wellbeing of the Township. It was acknowledged that the resources are well protected but more could be done, especially for development along lakes and rivers. The large amount of forested crown land was seen as an opportunity to promote increased recreational use by both residents and visitors. It was stressed that increased recreational use of the areas



natural resources also results in a need for support and emergency services (trail heads, signage, and search and rescue).

### **3.10 Protection of Natural Resources**

The question should the Township do more to protect its natural resources, resulted in a difference of opinions. Some felt that the Township is doing a good job now protecting the natural resources and that there should be more use of the resources. Others felt that the lakes and rivers require more protection, especially within the 30 m setback. Concerns were expressed regarding the current approach to deer yards mapping and policy.

### **3.11 Conservation Authority Services**

Most felt that the Mississippi Valley Conservation Authority (MVCA) provides an important service to the Township in the review of development proposals near water. It was acknowledged that the MVCA is a double-edged sword in that they play an important role in regulating development near water, but also can be seen as stopping development from happening. It was acknowledged that people do get upset when they are told they can not do certain things on their property. There was concern with the MVCA policy to regulate unevaluated wetlands. It was also understood that the MVCA does not have jurisdiction over the entire Township and that White Lake is not regulated by any CA.

### **3.12 General Comments**

There were a wide range of general comments provided at the end of the formal interview. The comments included a desire to explore a dark skies policy, the need for progressive brownfield development policies (the Mill is falling into the river), need for a progressive road policy that classifies types and conditions of roads, and the need for improved telecommunication services (more cell towers). It was also stressed a number of times that the Township is challenged by its large geography, and that certain areas of the Township feel isolated. Finally, it was stressed that following the Official Plan update, it will be critical to update the Zoning By-law to ensure both documents are in sync.

## **4 Planning Issues and Policy Options Analysis**

### **4.1 Methodology**

The Planning Issues and Policy Options report is the culmination of the background research, agency consultation, and community consultation activities undertaken in support of the Official Plan Review. A preliminary list of issues was presented at the June 30<sup>th</sup>, 2021 Special Council Meeting and is attached as Appendix A to this report.

The planning issues listed below reflect the land use planning matters identified through the OP review, and also reflect the comments and questions submitted by the general public through Council's community outreach efforts. Specifically, the issues have been identified through the



consultant's review of the PPS (2020) and the Lanark County SCOP, comments from agencies, comments from the public, and the phone survey of staff and Council.

For each policy issue listed in the Analysis table, the relevant guiding policies from the Provincial Policy Statement (PPS) and Lanark County Sustainable Community Official Plan (SCOP) have been identified, where relevant. The table also identifies existing Lanark Highland Official Plan policies. Finally, recommendations are presented on possible policy options for inclusion in the Lanark Highland Official Plan that address the identified issue, in conformity with the PPS and SCOP.

In addition, there is consideration of the draft Official Plan Amendment #3 which had been worked on prior to the commencement of the Official Plan Review and Update. This draft document had not been considered by Council and had not been presented to the public. As part of this project a critical review of the draft OPA #3 was undertaken. Most of the document is supported however there are elements of the draft OPA #3 which are not supported and other sections that require further discussion and consideration. Recommendations regarding draft OPA #3 are included in the table.





#### 4.2 Issues & Options Planning Assessment Table

ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
1	Engage Indigenous Communities					
1.1	Indigenous Engagement	<p>Planning authorities shall engage with Indigenous communities and coordinate on land use planning matters (1.2.2).</p> <p>Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources (2.6.5).</p>	<p>The Algonquins of Ontario shall be consulted on any Archaeological Studies related to proposed developments where areas of Algonquin Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified (8.2.10).</p> <p>The Algonquins of Ontario shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified (8.2.10).</p>	<p>Section 2.3 makes passing reference to Indigenous Communities. "We are committed to the preservation of our cultural heritage including historical connections to First Nations and early settlers and to our natural heritage including the traditional thoroughfares of the waterways."</p> <p>Section 8.5.3 Heritage Conservation does not make reference to consultation with Indigenous communities.</p>	<p>1. It is recommended that Section 2.3 Guiding Principles be amended to include reference to human occupation of the land pre 1800 with wording similar to: "The Township recognizes that the Anishinaabe peoples were the first to inhabit the Township of Lanark Highlands. Historically significant places that hold sacred importance for indigenous communities may exist within the Township of Lanark Highlands."</p> <p>2. It is recommended that Section 2.3 be amended to include reference for indigenous community consultation with wording similar to: "The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making."</p> <p>3. It is recommended that Section 8.5.3, be amended with wording similar to "The Algonquins of Ontario shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of Algonquin Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, the Algonquins of Ontario shall be notified by the proponent and/or the Township should any burial sites or human remains be</p>	





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					<p>discovered which are considered to be of potential aboriginal origin.”</p> <p>4. It is also recommended that the policies of Section 8.5.3.4 be expanded to clarify criteria when an Archeological Assessment is required.</p> <p>5. It is recommended that Section 8.4.6 Environmental Impact Statement be amended to include a policy wording similar to: “The Algonquins of Ontario shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.”</p>	
<b>2</b>	<b>Climate Change</b> Climate Change	Addressing Climate Change is a new policy within PPS 2020. Specific reference to climate change is found in Section 1.1 1.1 Healthy, Livable, Safe communities which indicated that liveable communities are sustained by preparing for the impacts of climate change. Section 1.1.3.2 promotes land use patterns that minimize negative impacts to air quality and climate change and promote energy efficiency. Section 1.6.1 requires infrastructure and public service facilities to prepare for the impacts of climate change.	The Lanark County SCOP does not contain any specific land use policies related to climate change – there are numerous references in the Integrated Communities Sustainability Plan which is not legally part of the Sustainable Communities Official Plan under the Planning Act.	The Lanark Highlands OP is silent on the subject of climate change.	<p>1. Update Section 2.3, Guiding Principles to include reference to planning for liveable communities to sustain impacts of climate change.</p> <p>2. Update Sections 7.1 and 7.2, Infrastructure to include reference to planning infrastructure to prepare for impacts of climate change.</p>	
<b>3</b>	<b>Intensification &amp; Redevelopment</b>					



ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
3.1	Hamlet Settlement Areas	<p>Settlement Areas (Cities, Towns, Villages, Hamlets) shall be the focus of development (1.1.3.1).</p> <p>Land use patterns within settlement areas shall be based on a range of uses and opportunities (1.1.3.2)</p> <p>Accommodate an appropriate range and mix of housing in rural settlement areas (1.1.4.1).</p> <p>In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted (1.1.4.2).</p> <p>When directing development to rural settlement areas, planning authorities shall give consideration to rural characteristics, the scale of development, and the provision of adequate services levels (1.1.4.3).</p>	<p>Strengthen communities by providing for efficient land use and opportunities for mixed use development on appropriate infrastructures which recognize the diversity of Lanark County's settlement areas (1.2).</p> <p>Encourage and support diversified mixed use settlement areas which have developed on the basis of full or partial municipal services or which are planned population centres to be developed on the basis of sustainable private services (2.1).</p> <p>Local Official Plans shall designate settlement areas and shall ensure that there is sufficient land area to accommodate a broad range of land uses to meet current needs and expected population growth (2.3.1 (2)).</p>	<p>Section 3.2 Village &amp; Hamlet Communities contains no specific reference to density or intensification targets.</p> <p>Section 8.5.1 affordable housing policies are very general.</p>	<ol style="list-style-type: none"> <li>Section 3.2 to be modified to include reference to challenges of intensification and redevelopment on private services. Limited opportunity to achieve intensification on private services.</li> <li>Expand policies related to accessory apartments (included detached) when and where appropriate.</li> <li>Expand 8.5.1 to include more detailed policies specific to the supply of affordable housing.</li> </ol>	FOR
3.2	Municipal Services	<p>Where municipal sewage services and municipal water services are not available, planned, or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p> <p>Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p> <p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. (1.6.6)</p>	<p>Development in the rural areas shall generally proceed on the basis of private water and wastewater systems. Communal services which are not connected to full municipal services and/or water services, may be permitted provided that they are for the common use of more than five units/lots and are owned, operated, and management by the municipality, another public body, or a condominium corporation or single owner which has entered into an agreement with the municipality or public body, pursuant to Section 51 of the Planning Act. Such agreement shall provide for municipal/public body assumption of the communal services in the event of default by the owner. It is recognized that local municipalities may not have the financial or human resources to own, operate, and manage such systems and as such local municipalities are not obligated to accept communal systems. The need to develop on private services may place limits on the amount, distribution, and type of development which may take place (3.3.4).</p>	<p>Section 7.4.7 Water, Wastewater and Stormwater polices related to communal services is minimum.</p> <p>Section 7.4.9 Stormwater could be improved with policies related to best management practices, climate change impacts, and contamination loads.</p> <p>Section 3.3.3.4 sets out policies for hydrogeological studies to support consent applications and is confusing and subject to interpretation.</p>	<ol style="list-style-type: none"> <li>Amend Section 7.4.7 to include expanded policies on communal services.</li> <li>Amend 7.4.9 to include stormwater policies related to BMP, climate change resilience, and contamination load.</li> <li>Amend Section 3.3.3.4 to clarify policies when hydrogeological studies are required for the creation of new lots by consent.</li> </ol>	FOR



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3.3	Economic Diversification	<p>Healthy Rural Areas promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources (1.1.4.1).            Recreational, tourism and other economic opportunities should be promoted (1.1.5.3).            Opportunities to support a diversified rural economy should be promoted by protecting agriculture and other resource-related uses, and by directing non-related development to areas where it will minimize constraints on this use (1.1.5.7).            Promote Economic Development and competitiveness by an appropriate mix and range of employment, institutional and broad mixed uses to meet long term needs; provide opportunities for diversified economic base; identify strategic sites for investment – market ready sites – and barriers to investment; have appropriate level of services (1.3).            Plan for and Protect &amp; Preserve employment areas and prohibited residential and other sensitive land uses (1.3.2.1 &amp; 1.3.2.3).</p>	<p>Local Ops will designate a sufficient supply of land for uses which facilitate employment growth (1.2.4).            Ensure rural residential and non-residential land uses are consistent with rural services (3.3.1).</p>	<p>The existing OP contains the following - Sec 3.3.1.3 rural character to be preserved (a); Sec 8.4.22 contains policies on brownfields (b); 3.3.4 appropriate mix of housing (c); Sec 8.4.17.1 speaks to existing housing stock (d); Sec 3.3.3.2 and 7.1.1.1 reference efficient infrastructure (e); diversification of economic base is not really addressed (f); not much reference to sustainable and diversified tourism (g); Section 3.3.7.3 has some reference to agricultural uses but not specific enough.</p>	<ol style="list-style-type: none"> <li>1. Policy of Section 8.4.20 should be expanded to identify resource-based industry (aggregate and forestry), expanded range of tourism development opportunities, and policies related to short-term rentals as priorities. It should also include a policy which indicates that there is no employment land designation. 8.4.20 should also make reference to concept of investment ready, vitality and viability of downtowns and main streets.</li> <li>2. Section 8.4.21 should be updated to include reference to an expanded range of home occupations and the tourism industry.</li> <li>3. Option to develop policies that speak to the potential financial impact (positive and negative) of various types of development, especially rural residential (Section 2).</li> <li>4. Section 3.3.7 rural communities non-residential could include reference to "on-farm diversified uses".</li> </ol>	FOR
3.4	Rural Lot Creation	<p>Notwithstanding that serviced settlement areas should be where future development is directed, Section 1.1.5.2 identifies residential development, including lot creation, that is locally appropriate may be permitted in rural areas. Section 1.1.5.4 states that development should be compatible with the rural landscape and can be sustained by rural service levels. Section 1.1.5.5 states that development shall be appropriate to the infrastructure that is planned or available and avoid the need for the unjustified or uneconomic expansion of infrastructures.</p>	<p>Section 2.3.1 of the SCOP includes settlement area policies which are designed to ensure that there is sufficient land area to accommodate a broad range of land uses to meet current needs and expected population growth over a maximum twenty-year timeframe.            Section 3.1 contains specific policies to rural areas and recognizes that the rural area is not the principal sector for development. Population growth and employment is intended to be directed to Settlement Areas identified in local Official Plans. The intent of this Plan however is not to prohibit development in the rural areas, but rather to provide a framework for appropriate growth which</p>	<p>Section 3.3.3 contains the policies for lot creation on Rural lands and states that the creation of new lots is permitted on a limited basis. When reviewing applications for new lot creation in the rural area under Section 51 of the Planning Act, Council shall have regard to the number of existing lots of record within the municipality in determining whether the creation of new lots is warranted.            The policies acknowledge that the creation of rural lots can result in numerous negative impacts on the rural landscape. This can include traffic flow issues, impacts on groundwater supplies, drainage impacts on adjacent lands, and financial challenges due to inefficient delivery of municipal services.</p>	<ol style="list-style-type: none"> <li>1. There is an option to introduce a more sustainable form of small scale rural residential development rather than the traditional severances. "Cluster Lot Development" is a concept that has been adopted by several municipalities over the past 20 years as an alternative to traditional severances, or where the maximum severances have been already taken. This type of development is unique in that it is for 5 to 10 lots, created by consent, using an internal private road created as a common element condominium. An example of the policy is attached as Appendix D</li> </ol>	FOR



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3.5	Waterfront Communities	Section 2.1 sets out the natural heritage policies of the PPS and includes reference to significant wetlands, surface water features, and groundwater features.	<p>will support the objective of preserving the identity and character of rural and settlement areas. The specific policies are intended:</p> <ol style="list-style-type: none"> <li>To ensure that residential and non-residential developments are consistent with rural service levels;</li> <li>To maintain the distinct character of rural, waterfront, and settlement areas;</li> <li>To ensure that development is compatible with natural heritage features and natural resource uses.</li> </ol> <p>Section 5 of the SCOP addresses natural heritage features.</p>	<p>Notwithstanding these issues, the creation of new residential parcels in the rural area can occur in a responsible manner provided that the policies and criteria of sections 3.3, 8.4.1, 8.4.2 and 8.4.7 are implemented.</p> <p>Up to three (3) consents, excluding the retained lot, may be granted for a lot or land holding existing as of April 1, 2003.</p> <p>There are policies that allow the consideration of additional lots by consent subject to certain terms and conditions.</p> <p>Section 3.1 sets out the policies for waterfront communities.</p>	<ol style="list-style-type: none"> <li>Update Section 3.1 with reference to the importance of lake plans – specific wording suggested (MVCA comment).</li> <li>Could introduce concept of “net environmental gain” for redevelopment of waterfront properties. Policy currently speaks to “net in shoreline vegetative” but that is only one element that should be considered as part of net environmental gain. Include reference to municipal site evaluation guidelines (MVCA comment).</li> <li>OP should be updated to reflect the best practices for managing the redevelopment of waterfront properties (Section 3.1.5.8 and 3.1.5.11) (MVCA comment).</li> <li>Strengthen policies related to 30 m and 15 m waterfront setbacks to maximize setbacks from water where options existing for redevelopment of property (MVCA comment).</li> <li>Review sleeping cabin policies to limit conversion to second cottage. (MVCA comment).</li> </ol>
4.0 4.1	Growth Management/Lanark County Phase of Growth	Section 1.1.3.7 speaks to phasing policies to ensure: a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development	The Lanark County SCOP is silent on the issue of phasing policies.	There are no specific phasing policies related to growth except 8.4.11.2 (holding) which identifies holding as a tool to manage phasing	<ol style="list-style-type: none"> <li>Section 2 should have an added subsection which includes recognition of the growth allocation from Lanark County and speaks to various growth related targets.</li> </ol>





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		within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.			2. Section 8.4.11 should be expanded to include other growth management and phasing tools in addition to the use of the holding tool (0.3 m reserves, subdivision agreements, etc.).	
4.2	Lanark County	Section 1.2.4 details the responsibility of upper tier municipalities in the planning of lower tier municipalities.	Section 1 and Section 2 of the Lanark SCOP details population allocation and growth management strategies for lower tiers.	The Lanark Highland OP is largely silent on the issue of Lanark County and their role in lower tier planning.	1. The Expanded Section 2 noted above should include reference to the roll of Lanark County in the Township, and acknowledge the elements of 1.2.4 of the PPS.	
5.0	<b>Housing</b>					
5.1	Secondary Dwelling Units/Accessory Dwelling Units	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic, and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities (1.4.3).  The Ontario Planning Act contains prescribed regulations that state "An official plan and zoning by-law shall contain policies/regulations that authorize the use of additional residential units by authorizing, the use of two residential units in a detached house, semi-detached house or rowhouse; and the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse (Section 16 (3)).	A broad range of housing types will be permitted in local municipal planning documents in order to meet the requirements of a growing population (1.2).  Council and local Councils will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the County (8.2.9).	Section 3.1 identifies permitted uses within Waterfront Communities, Section 3.2 identifies permitted uses within Village and Hamlet Communities, and Section 3.3 identifies permitted uses within Rural Communities. There are no specific policies related to accessory dwelling units, although it is identified as a permitted use in Village and Hamlet Communities.	1. It is recommended that Section 8.5.1, Affordable Housing be expanded to include specific policies related to Accessory Dwelling Units – there needs to be specific policy related to the conditions that are required for such development. Is it appropriate on private roads and waterfront communities? Is there a need to connect into principle dwelling services?  2. Section 8.5.1 should also make reference to the regional market and mix and range of housing types appropriate in the Township, given lack of municipal sewer and water services.  3. Exclude secondary dwelling units as a permitted use in waterfront lots (MVCA comment).  4. Secondary dwelling units should have a requirement for a scoped hydrogeological assessment (MVCA comments).	
5.2	Affordable Housing	Section 1.4.3 states that Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area.	Section 8.2.9 of the SCOP contains policies related to affordable housing. It states that municipalities will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents.	Section 8.5.1 contains policies which promote affordable housing. More specific policies setting out options for rural municipalities to address affordable housing may be beneficial.	1. Section 8.5.1 should be expanded to include more specific policies, identification of potential partners, and reference to relevant local housing reports and strategies.	
6	<b>Emergency Management</b>					



ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
6.1		Section 1.2.3 states that planning authorities should coordinate emergency management and other economic, environmental, and social planning considerations to support efficient and resilient communities.	The Lanark County SCOP is silent on the subject of emergency management.	The Lanark Highlands OP is silent on the subject of emergency management.	1. A new section should be added to Section 8.4 detailing the Township's emergency management plan and the activities the Township undertakes associated with emergency management planning.	
7	<b>Land Use Compatibility</b>	Section 1.2.6 addresses matters related to land use compatibility. 1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures. 1.2.6.2 protects the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted under certain circumstances.	2.6.2.4 The implementation of this Official Plan through local Official Plans, zoning regulations, subdivision and condominium control, and site plan control shall consider the following criteria: ensure adequate buffering of residential areas from incompatible non-residential uses through separation distance, landscaping, or other appropriate means.	Section 3.2.8 and 6.7.3 speak to compatibility and sensitive land uses. Section 6.7.3 could benefit from enhancement.	1. Enhance Section 6.7.3 to recognize aggregate as a "major facility", reference to class 1 and 2 industry setbacks and processes to follow and consider encroachment into MECP D6 Guideline Setbacks on Land Use Compatibility.	
8	<b>Servicing Policy</b>	Section 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. Section 1.6.6 sets out a servicing hierarchy and policies related to communal and private services.	Section 4 speaks to infrastructure planning but is silent on the issue of appropriate services for planned development. The County SCOP is silent on servicing hierarchy.	Section 7 speaks to servicing in general terms. Specific reference to Section 1.1.5.5 of the PPS would be beneficial. Section 7.4.7 sets out the Townships policies on Water, Wastewater, and Stormwater. There is no real reference to the servicing hierarchy set out in PPS. There are specific policies related to communal services that could be enhanced to clearly establish the conditions under which the Township might consider communal services.	1. Expand Section 7.1, Infrastructure to recognize infrastructure appropriate for future development.	
8.1		Section 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.	Section 4 speaks to infrastructure planning but is silent on the issue of appropriate services for planned development.	Section 7 speaks to servicing in general terms. Specific reference to Section 1.1.5.5 of the PPS would be beneficial.	1. Expand Section 7.1, Infrastructure to recognize infrastructure appropriate for future development.	
8.2		Section 1.6.6 sets out a servicing hierarchy and policies related to communal and private services.	The County SCOP is silent on servicing hierarchy.	Section 7.4.7 sets out the Townships policies on Water, Wastewater, and Stormwater. There is no real reference to the servicing hierarchy set out in PPS. There are specific policies related to communal services that could be enhanced to clearly establish the conditions under which the Township might consider communal services.	1. Enhance Section 7.4.7 to recognize the servicing hierarchy and expand policies related to communal services. 2. Stormwater policies of 7.4.7 to be expanded to acknowledge the need to plan for climate change and implement BMP.	
8.3		1.6.6.4 requires where municipal sewage services and municipal water services, or private communal sewage services and private communal water services are not available, that individual	There is passing reference to hydrogeological studies to support plans of subdivision in Section 8.2.1.2 of the SCOP. The SCOP is silent on hydrogeological studies for consents.	Section 3.3.6.2 sets out the requirements for a hydrogeological study under certain conditions when lots are created by consent in the Rural Community – the policy is unclear and	1. Update Section 3.3.6.2 with a clearer policy on situations when a hydrogeological study (septic systems) is required and also make reference to the	



ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
		on-site services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.		confusing and does not reference terrain analysis (related to well construction).	corresponding need for terrain analysis (well design).	
<b>8.4</b>		1.6.10 sets out policy direction for issues related to waste management.	4.5.3 contains policies related to waste management.	Section 7.4.11 deals with waste management but has no mention of the Reduce, Reuse, Recycle noted in PPS.	<b>1. Update Section 7.4.11 to include reference to Reduce, Reuse, Recycle.</b>	
<b>8.5</b>		1.6.11 sets out policy related to Energy Supply.	4.6 contains policies related to energy supply.	7.4.12 deals with energy and references Green Energy Act which no longer exists.	<b>1. Update Section 7.4.12 to reflect current PPS language and fact the Green Energy Act no longer exists.</b>	
<b>8.6</b>		1.8 sets out policy related to Energy Conservation, Air Quality, and Climate Change.	The SCOP is silent on matters related to Energy Conservation, Air Quality, and Climate Change.	Section 7.4.12 contains policies related to energy but there is no reference to climate change, compact form, energy efficiency, or active transportation.	<b>1. Update Section 7.4.12 to reference the policy requirements of Section 1.8 of PPS (2020).</b>	
<b>9</b>	<b>Open Space/Parks/Recreation</b>					
<b>9.1</b>		Section 1.5 of the PPS promotes active transportation, full range of accessible recreation facilities, parks, open spaces, trails and water-based resources, public access to shorelines, and recognition of provincial parks, conservation reserves and other protected areas.	Other than recognition of the Rideau Canal, UNESCO World Heritage Site, there is little more than passing reference to parks and recreation in the SCOP.	Section 2.3 guiding principles speaks to recreation/waterfront but not specific to the matters detailed in the PPS, 1.5.1. Section 7.4.15 speaks to recreation facilities and trails but not specific to active transportation. Section 3.1.5.18 speaks to public access to water.	<b>1. Update Section 2.3 to acknowledge the wide range of public spaces located within Lanark Highlands.</b> <b>2. Expand section 7.4.15 to include reference to active transportation</b>	
<b>10</b>	<b>Hazard Lands</b>					
<b>10.1</b>		3.1.1 Development shall generally be directed in accordance with guidance developed by the Province (as amended from time to time), to areas outside of: hazardous lands adjacent to river, stream, and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.	Section 7 of the Lanark SCOP is dedicated to policies related to public health and safety and identifies flood and erosion and hazardous landforms such as Leda Clay and Karst topography.	Section 6.4 deal with hazards - no mention of direct development away from known hazards, prohibited land uses, permitted development and site alteration, or wildfires.	<b>1. Update Section 6.4 with policy related to prohibited uses, permitted development and site alteration, and to direct development away from hazard. Also need policy specific to wildfire hazards.</b> <b>2. Update Official Plan Schedule with updated floodplain mapping for Clayton and Taylor Lakes (MVCA recommendation).</b>	
<b>11</b>	<b>Water Resources</b>					
<b>11.1</b>		2.2 gives direction to planning authorities to protect, improve, or restore the quality and quantity of water.	Section 5.5.8 and 5.5.9 contain policies related to water resources and source water protection.	Section 3.1.4.7 make passing reference to lake capacity studies. Section 5.3.7 deals with groundwater protection and enhancement. Section 6.4.1 deals with watershed boundaries. 7.4.9 deals with surface water management. Section 7.4.10 deals with watershed planning.	<b>1. Section 5.3.7 and 7.4.9 could be improved with updated stormwater management policies to give more direction on Section 1.6.6.7 PPS (2020) issues (contamination load, flood and erosion risk, resiliency to climate impacts, green infrastructure, LID, water conservation). Policy direction</b>	





ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
12	<b>Mineral/Aggregate Resources</b>					
12.1		Section 2.4 sets out policies for the protection and long-term use of mineral resources. Section 2.5 sets out policies for long-term use and protection of mineral aggregate resources.	Section 6.2 speaks to policies related to the identification and long-term protection of mineral resources and mineral aggregate resources.	Section 4.1 sets out policies on the protection and long-term use of mineral aggregate resources. Section 4.1.7 speaks to policies related to abandoned mines. There are no policies related to mineral resources.  The policies of Section 4.1 do not address aggregate recycling, comprehensive rehabilitation, portable concrete plants, and wayside for use in public contract.	<ol style="list-style-type: none"> <li>Expand Section 4.1 to include reference to mineral resources and policy recommendations by Ministry (comments attached). Revise wording of Section 4.1.3.1 &amp; 4.1.3.2 to reflect Ministry suggested wording.</li> <li>Expand Section 4.1.1 to include expanded range of permitted uses set out in PPS.</li> <li>It is recommended that mineral aggregate resources currently mapped on Schedule A and B be checked against the most recent mapping from the Ontario geowarehouse and updated where necessary.</li> <li>The OP currently only recognizes 17 abandoned mine sites – 33 have been identified and should be reflected on the land use schedules – wording of text of 4.1.7 should be updated as suggested by Ministry.</li> </ol>	on Low Impact Development (LID). 2. The OP should be updated to recognize the recent Mississippi River Watershed Plan and relevant recommendations (MVCA comment).
13	<b>Natural Heritage System</b>					
13.1		<p>2.1.1 Natural features and areas shall be protected for the long term.</p> <p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features.</p> <p>2.1.3 Natural heritage systems shall be identified in Ecoregions 6E &amp; 7E1, recognizing that natural heritage systems will vary in size and form in</p>	<p>5.2 Determination of Significance - Features that are "significant" for the purposes of this plan are illustrated on Schedule A. These have been determined by the Province or the County to be either:</p> <ol style="list-style-type: none"> <li>ecologically important in terms of functions, representation, or amount, and that contribute to the quality and diversity of the natural heritage system of the County; or</li> <li>economically or socially important in terms of resource utilization, public access, recreational enjoyment, and community values.</li> </ol>	<p>5.2.1.2 - Features that are "significant" for the purposes of this plan are illustrated on Schedule B with the exception of significant wetlands which are shown on Schedules A and A2 as Provincially Significant Wetland designation. These have been determined by the Province to be either:</p> <ol style="list-style-type: none"> <li>ecologically important in terms of functions, representation, or amount, and that contribute to the quality and diversity of the natural heritage system of the Township; or</li> <li>economically or socially important in terms of resource utilization, public</li> </ol>	<p>1. Lanark Highlands is located primarily in Ecoregion 5E. A small area of Ecoregion 6E is located in the southeast corner of the Township. In addition to ANSIs, fish habitat, wildlife habitat, and wetlands which are addressed in Ecoregion 5E, Ecoregion 6E would also need to address valleylands, woodlands, and linkages within the natural heritage features and areas. There can be two sets of policies for the Township depending on which ecoregion you are in or there can be just one set of</p>	



ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS FOR CONSIDERATION
		<p>settlement areas, rural areas, and prime agricultural areas.</p>	<p>It is especially important to Lanark County that the characteristics that made these significant features be retained for the benefit of future generations.</p> <p>For the purposes of the Natural Heritage policies, “development” is defined as the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.</p>	<p>access, recreational enjoyment, and community values.</p> <p>It is especially important to Lanark Highlands that the characteristics that made these significant features be retained for the benefit of future generations.</p>	<p>policies that applies to the whole Township.</p> <p>2. The Township has the option to include enhanced natural heritage policies by identifying natural heritage features and areas within Ecoregion 5E in the OP, policies for significant woodlands, valleylands and natural heritage systems will need to be added into the OP and shown on a Schedule to the Plan. The Township should consider applying Ecoregion 6E policies to the entire Township and create a Township wide Natural Heritage System.</p> <p>3. It is recommended that a separate Natural Heritage Schedule be created to show all the natural heritage features and areas in the Township.</p> <p>4. Review the source data for Natural Heritage Features to ensure Lanark Highlands OP references the most accurate mapping available. Reference to MVCA internal wetland mapping is most current and accurate source (MVCA comment).</p> <p>5. Policies should be updated to reference MVCA’s responsibility to regulate unevaluated wetland areas and the associated 30 m regulation limit (MVCA comment).</p>
13.2	Deer Yards	<p>The PPS doesn’t address Deer Yards specifically but includes a policy for significant wildlife habitat which covers deer yards: 2.1.5 Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>	<p>The SCOP doesn’t have specific policies for Deer Yards but Section 5.5.5 addresses Significant Wildlife Habitat consistent with the PPS policies.</p>	<p>5.3.6 Deer Yards - Deer Yards are areas of forest cover which provide for shelter and protection from predator species through the winter months. The core area consists primarily of coniferous species and a canopy cover of more than 60%. Surrounding lands are mixed or deciduous forest. These lands represent approximately 10% of the summer range. Deer yards have value to the community as a traditional food source and contribute to the economic prosperity of the Township as a hunting destination.</p>	<p>1. Deer Yards are a type of Significant Wildlife Habitat. It is recommended to either delete this section as it is covered off under the Significant Wildlife Habitat Section, or it should be included as a subsection in the Significant Wildlife Habitat Section.</p> <p>2. The boundaries currently identified as Deer Yard should be reviewed against the most recent habitat data from the</p>



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14	<b>Definitions</b>	Section 6 of the PPS contains definitions relevant to the PPS policy.	The County SCOP references the PPS definitions.	<p>5.3.6.1 new residential uses are permitted on existing lots of record and do not require the submission of an Environmental Impact Statement.</p> <p>5.3.6.2 Lot creation by consent will require an Environmental Impact Statement to demonstrate no adverse impacts.</p> <p>5.3.6.3 The Mississippi Valley Conservation will review all applications for the creation of multiple lots.</p>	<p>provincial geowarehouse (MVCA comment).</p> <p>3. It is also recommended that the policies be updated to reflect the current use of “scoped” EIS for deer yards.</p>	
15	<b>General Housekeeping</b>	Not relevant.	Not relevant.	<p>There are a number of references to provincial ministries whose names have changed, references to older versions of documents, and new studies that are referenced or need to be referenced in the OP.</p>	<p>1. Update references to ministries, documents, and studies with current names.</p>	
16	<b>Map Schedules</b>					
16.1	Hazards Map	<p>The PPS clearly establishes that development and site alteration shall not be permitted within areas which are impacted by flooding hazards and/or erosion hazards (3.1.1).</p> <p>Section 3.1.8 is a new policy that states that development shall generally be directed to areas outside of lands that are unsafe for development due to presence of hazardous forest types for wildland fire.</p> <p>Development on, abutting, or adjacent to lands affected by mine hazards; oil, gas, and salt hazards; or former mineral mining operations, mineral aggregate operations, or petroleum resource operations may be permitted only if rehabilitation or other measures to</p>	<p>One of the objectives of the Lanark County SCOP is to direct development away from areas of natural or man-made hazards where there is an unacceptable risk to public health or safety, or of property damage (1.2.8).</p> <p>Section 7.0 (Public Health and Safety) clarifies that constraints to development are primarily related to hazardous conditions such as floodplains, erosion hazards, and unstable slopes, and to a lesser extent site contamination, noise, and vibration concerns.</p> <p>Mapping showing the location of areas characterized by health and public safety hazards and/or by constraints for development is of crucial importance in order to ensure informed decisions by</p>	<p>An overview of the importance of identifying hazardous conditions is presented in Section 6.1, and includes floodplains, erosion hazards, or the presence of unstable slopes, organic soils, and geological formations such as Karst topography where the bedrock is subject to the development of sinkholes, as well as contamination and noise (6.1).</p> <p>The need for accurate mapping is identified in Section 6.2, in order to ensure informed decisions are made by approval authorities when considering development applications (6.2).</p> <p>Section 6.3 identifies hazardous areas on the basis of those characteristics which pose a threat to health and safety which result through development.</p>	<p>1. It is recommended that a new Schedule be created which identifies Hazards within the Township of Lanark Highlands. This map Schedule will use some of the existing information (waste disposal site, closed waste disposal site, abandoned mine hazard site (AMHS)), and combine it with additional information such as Karst topography, identified unstable slopes, susceptibility to wildfires, and other data that could be identified as a Hazard. While some of this information is currently being presented on Schedule B “Development Constraints”, this schedule does not include all hazards and</p>	



ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
		address and mitigate known or suspected hazards are under way or have been completed (3.2.1).	approval authorities when considering development applications. The Ministry of Natural Resources and the Ministry of Northern Development and Mines (floodplains, unstable slopes, and former mineral extraction sites) and Conservation Authorities (floodplains, unstable slopes) are the primary sources of information for the identification of hazardous areas (7.2).  Local Official Plans shall include mapping which identifies areas subject to flooding and erosion (7.3.1).  The SCOP is silent on the issue of wildland fire planning.	These areas include: areas subject to flooding, areas affected by unstable slopes, organic soils and unstable bedrock, erosion hazards, contaminated sites, and abandoned pits and quarries.  Hazards (as previously identified) are included on Schedule B – Development Constraints.  There is no mention of wildland fires in the Lanark Township OP.	<p>should be expanded to a new Schedule.</p> <p>2. All missing elements per the County SCOP will be included on this new map schedule.</p>	FOR
<p>17</p> <p>17.1</p>	<p><b>Draft OPA #3</b></p> <p>Draft Official Plan Amendment #3 is a wide-ranging housekeeping amendment that had been worked on prior to the commencement of the OP Review and Update. It had not been reviewed by Council or presented to the public. Many of the elements of the draft OPA are supported, others are not supported, while some require further discussion and direction.</p>			<p>A copy of OPA #3 is available for viewing on the Township's Official Plan Review and Update page.</p>	<p>1. That Council endorse the following elements of the draft OPA #3: 1, 3, 5, 6, 8, 10-15, 19-21, 23-26, 29, 31-33, 37-46, 48, 50-53, 55-67, 69, 71, 72, 74-76, 78-82, 84, 86, 87, 89-97</p> <p>2. That Council not support Sections 2, 4, 9, 17, 18, 27, 28, 30, 35, 49, 68, 73, 85 and 88 of the Draft OPA #3.</p> <p>3. That Council/staff discuss the implications of Sections 7, 12, 16, 22, 26, 34, 36, 47, 54, 70, 77, 83 and provide direction to the Planning Consultant.</p> <p>4. That Council direct the Planning Consultant to bring the supported elements of OPA #3 forward into the Official Plan Update OPA for further consideration.</p>	FOR
<p>18</p> <p>18.1</p>	<p><b>Public Comments Issues Not Picked Up Above</b></p> <p>Promotion of Heritage Sites</p>	<p>Section 2.6 of PPS addresses Cultural Heritage and Archeological policies – significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p>	<p>Section 8.2.11 of the SCOP contains Heritage policies and mirrors the PPS.</p>	<p>Section 8.5.3 contains policies on heritage conservation.</p>	<p>5. The existing policies are designed to protect identified heritage resources. No need to change policies. Township may wish to consider establishing a heritage committee to assist with the promotion of the Township's heritage resources. A second option is to expand the museum</p>	FOR





ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
18.2	Local Agriculture	The PPS only contains policies related to provincially significant agriculture. The PPS acknowledges it sets out minimum standards for municipalities to follow and that municipalities can go beyond the PPS minimums.	The SCOP mirrors the PPS and only addresses prime agricultural lands.	There are no policies protecting local agriculture beyond the MDS requirements.	mandate to include promotion of heritage resources.	
18.3	Dark Skies	Section 1.1.4 sets out policies for rural areas and stresses that it is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. It is noted that healthy and livable rural areas build upon rural character and leverage rural amenities and assets.	Section 3.1 contains policies which promote the protection of the character of the rural areas.	Section 3.1.2.1 references the desire to preserve dark skies.	1. Township could consider establishing a local agricultural policy that affords existing agriculture some protection for the long-term production of food (i.e. 30 m setbacks, encourage the retention of fields and pastures). It would also be possible to include an expanded range of permitted uses to include agriculturally related uses and on-farm diversified uses.	
18.4	Waterfront Communities	Section 2.1 sets out the natural heritage policies of the PPS and includes reference to significant wetlands, surface water features, and groundwater features.	Section 5 of the SCOP addresses natural heritage features.	Section 3.1 sets out the policies for waterfront communities.	1. It is suggested that the policies could have stronger wording – “require” rather than “encourage” the preparation of Lake Plans.	
18.5	Growth Management to Consider Community Wishes	Section 1.1.3.8 of the PPS sets out policies regarding new or expanding settlement areas.	Section 2.4 of the SCOP sets out policies regarding new or expanding settlement areas and mirrors the PPS.	Section 3.2.11 of the OP sets out policies related to expansion to settlement area boundaries.	1. Expand Section 3.2.11 to include policies which require public consultation and incorporation of community expectations in the decision-making process to expand urban boundaries.	
18.6	Expand Severances along paved roads			Section 3.3.3 Rural lot creation and Section 8.4.2, Consents, contain policies on rural lot creation. Generally, lots to have frontage on open and maintained road.	1. Council could consider a consent policy that offers more consents on higher class roads and fewer consents on lower class roads. This option is within Council's jurisdiction but is not recommended.	
18.7	Formal recognition and protection of 22 significant natural areas in a natural heritage system with linkages and corridors	See section 13.1 of this assessment.	See section 13.1 of this assessment.	See section 13.1 of this assessment.	1. It is recommended in Section 13.1 that the Township consider establishing a natural heritage system which includes linkages and corridors. It is	



ITEM	POLICY ISSUE	PROVINCIAL POLICY STATEMENT (2020)	LANARK COUNTY SCOP	EXISTING LANARK HIGHLANDS OP	POLICY OPTIONS CONSIDERATION	FOR
					<p>recommended that the Township consider including the MMLT recommended 22 significant natural areas within the recommended natural heritage system.</p> <p>2. Should the Township not proceed with a natural heritage system than the 22 significant natural areas identified by the MMLT should be recognized as “significant wildlife habitat” (a new designation) on the existing Schedule B.</p>	
1.8	Management of White Lake			<p>Section 3.1 sets out policies for development in Waterfront Communities. The Plan is silent on White Lake as a special policy area. Section 3.1.2.1(8) has a policy which encourages and supports the development of lake management plans that identify and protect the unique social, cultural, and ecological values of different lakes in the Township.</p>	<p>1. Council may wish to establish a special policy which identifies the multijurisdictional responsibilities of the management of White Lake and promote partnerships and coordination with the other municipalities for creating a consistent policy approach to development on the Lake.</p>	

## **5 Next Steps**

### **5.1 Consideration of Issues and Options Report Recommendations**

At this time in the process, Council should receive this Issues and Options Report and provide direction on the various recommendations. The recommendations of the Issues and Options Report identify the elements of the Official Plan to be updated and are intended to form the basis of a draft Official Plan Amendment. Council should consider the recommendations and determine what action should be taken. The agreed upon actions will form the basis of the draft Official Plan Amendment.

### **5.2 Draft Official Plan Amendment Approval Process**

Once the draft official plan amendment is presented to Council for consideration, Council must be satisfied with the amendment for the purpose of agency and public consultation. The draft OPA would then be circulated to the prescribed agencies for review and comment. The draft OPA should also be released and made available to the public for review and comment.

There is the need to hold the statutory Public Open House to allow the public to view the draft OPA. Following the open house, there is a need to schedule the statutory Public Meeting to formally obtain comments on the draft OPA. These public consultation events are required under the Planning Act in order to give members of the public an opportunity to review the draft Official Plan Amendment and provide feedback. Providing oral comments at a public meeting or providing written comments to Council prior to adoption of the Plan is required in order for a person to be eligible to file an OAT appeal regarding the adopted OPA.

Once agencies and the public have provided comment, Council will determine what changes and modifications are necessary to the draft OPA. Upon finalization of the amendment, Council will need to adopt the OPA and then forward the OPA to Lanark County Council for final approval.

All of which is respectfully submitted.

Yours truly,

**Jp2g Consultants Inc.**

**ENGINEERS • PLANNERS • PROJECT MANAGERS**



Forbes Symon, M.C.I.P., RPP

Senior Planner

Jp2g Consultants Inc.



**APPENDIX A: TOWNSHIP OF LANARK HIGHLANDS OFFICIAL PLAN REVIEW & UPDATE: SPECIAL COUNCIL MEETING PLANNING REPORT (JUNE 29, 2021)**

## PLANNING REPORT

ACTION

INFORMATION

TO: Reeve McLaren & Members of Council  
FROM: Forbes Symon, Senior Planner, Jp2g Consultants Inc.  
DATE: June 29, 2021

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**RE: Township of Lanark Highlands Official Plan Review & Update: Special Council Meeting**

**Recommendation:** *That Council conclude the Special Meeting on the Official Plan Review and Update and request that the public submit comments no later than July 30<sup>th</sup>, 2021. Further that the Consultant be directed to conclude agency and public consultation on the Official Plan Review by July 30<sup>th</sup>, 2021, after which the Consultant is to prepare and present an “Official Plan Review Issues & Options Report” to Council for further consideration.*

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The Township of Lanark Highlands retained the services of Jp2g Consultants Inc to undertake a review and update of its Official Plan in accordance with Section 26 of the *Planning Act, R.S.O. 1990*. As part of the Official Plan Review & Update, it is a requirement that Council hold a “Special Meeting” open to the public to discuss revisions that may be required or are being considered to the Official Plan and provide the public with an opportunity to submit comments or suggestions for improvements to the existing Official Plan.

The following Planning Report provides an overview of the nature of the Official Plan Review & Update project, identifies opportunities for public engagement, and presents a preliminary list of issues related to conformity with the Provincial Policy Statement (2020) that have been identified by the Consultant to date.

### **Purpose of Lanark Highlands Official Plan**

Pursuant to Section 17 of the *Planning Act, R.S.O., 1990*, Chapter P.13, as amended, the Township of Lanark Highlands Council is charged with responsibility for preparing and adopting a local Official Plan. The Lanark Highlands Official Plan was approved by the Ministry of Municipal Affairs and Housing on December 17, 2012 and contains policies which are designed to manage future growth, development and change within the Township. The Official Plan also contains a long-term vision for the future of the Township that reads:

*“The Township of Lanark Highlands will manage growth through a balanced approach that acknowledges economic opportunities and recognizes that the protection of our unique communities and our environment in a sustainable manner will result in a desirable place to call home.”*

In addition, the Official Plan sets out eight (8) Guiding Principles that are the core of the Official Plan policies:

### **“Our Guiding Principles**

- 1. Growth and development will provide for a mix of housing opportunities that is energy efficient and sustainable and which occurs through economically viable land use development patterns.*
- 2. We will support a continued focus for commercial, institutional and industrial opportunities within the Village of Lanark and provide for opportunities within the smaller Villages and Hamlets as well as for the economic potential of home based employment activities.*
- 3. We recognize that our waterfront lands are a unique resource and land asset. Development will be encouraged that contributes to the overall attraction and viability of the waterfront and will be evaluated with careful consideration to recreational, environmental and, socio-economic matters in order to preserve the quality of the waterfront lands and provide for collective enjoyment.*

4. *We value and protect our resource lands and encourage development and expansion to occur in a manner which respects long term assets and avoids potential land use conflicts.*
5. *We will respect and enhance our natural environment in accordance with provincial policy and in a manner which is considerate of land owner interests and recognizes the need for ecosystem diversity, viability and sustainability.*
6. *We are committed to the preservation of our cultural heritage including historical connections to First Nations and early settlers and to our natural heritage including the traditional thoroughfares of the waterways.*
7. *We will ensure appropriate development which will not pose a danger to public safety or health or result in negative property or environmental impacts.*
8. *We will ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost efficient manner which recognizes development priorities and which ensures the protection of our environment.”*

### **Requirement to Review & Update Official Plans**

Section 26 of the *Planning Act, R.S.O 1990* requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect. The Township's current Official Plan (OP) was approved in 2012 and it is appropriate for the Council to initiate the Official Plan review and update at this time.

The purpose of the review is to ensure that the OP is:

1. Consistent with Provincial Plans;
2. Has regard for matters of provincial interest;
3. Is consistent with the Provincial Policy Statement; and
4. Conforms to the Lanark County Sustainable Communities Official Plan.

It is worth noting that there are no provincial plans in place that effect the Township of Lanark Highlands. There was an update to the Provincial Policy Statement in 2020. The intent of the Official Plan Review and Update is to modify the current Official Plan to be consistent with the 2020 Provincial Policy Statement. By doing so, the assumption is that the Lanark Highlands OP will have regard for matters of provincial interest.

In addition to being consistent with the PPS, the Lanark Highlands Official Plan must also conform to the Lanark County Sustainable Communities Official Plan (2012).

The OP Review and Update process also provides Council with an opportunity to update its Official Plan so that it is current and better reflects the Township's growth and development goals.

### **Agency Consultation**

As part of the Official Plan Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required. The approval authority for the Lanark Highlands Official Plan is the County of Lanark. At the beginning of the project, the Consultant had discussions with the Lanark County Planner regarding roles, expectations and prescribed agency consultation.

With the assistance of the Lanark County Planner, the Consultant has reached out to 27 agencies including prescribed provincial ministries, local area school boards, Mississippi Valley Conservation Authority, LLG District Health Unit, surrounding municipalities, First Nations (Algonquins of Ontario, Metis of Ontario), and utilities. These agencies were provided with a notice of commencement of the Official Plan Review and Update project and Council's desire to bring the OP into compliance with the 2020 Provincial Policy Statement and conformity with the Lanark County Sustainable Communities Official Plan. They were also formally requested to participate in the Lanark Highlands Township OP Review/Update project. Specifically, they were asked to provide any information that would assist with updating the resource mapping (in GIS format) and any technical information

or policy examples to bring the OP into compliance with the 2020 PPS. The agencies were requested to provide their comments to the Township by July 30<sup>th</sup>, 2021.

### **Township Staff & Council Consultation**

The Consultant is in the process of carrying out interviews with senior municipal staff and the individual members of Council to solicit their opinions on elements of the Official Plan that should be updated or revised. The results of this consultation will be reflected in the “Lanark Highlands Official Plan Review Issues and Options Report” to be presented to Council in late summer/early fall of 2021.

### **Public Consultation**

The June 29<sup>th</sup>, 2021 Special Council meeting is intended to introduce the Official Plan Review and Update project to the ratepayers and provide them with the opportunity to submit comments for consideration by Council. Although written or oral comments are encouraged at the Special Council Meeting, this will be challenging given the current pandemic. Understanding this, Council is welcoming written comments from members of the public to be submitted to the Planning Administrator/Deputy Clerk no later than **July 30, 2021** so that they may be captured in the “Lanark Highlands Official Plan Review Issues and Options Report” and considered in future Council deliberations on the items to be addressed in the Official Plan Update.

The Township created a special page on its website [www.lanarkhighlands.ca](http://www.lanarkhighlands.ca) dedicated to the Official Plan Review. This page includes information of what is an Official Plan, why the Township needs an Official Plan, the requirement to review the Official Plan and ways in which the public can get involved in the project.

As the project moves forward, the public will have additional opportunities to provide comments on the future draft official plan amendment designed to update the Lanark Township Official Plan.

### **Preliminary List of Issues**

Based on the Consultant’s review of the 2020 Provincial Policy Statement, discussions with the County of Lanark Planner, the following preliminary list of issues to be considered in the Official Plan update has been created. It is important to understand this is a **preliminary list** and that comments from the public, agency comments and comments from staff and Council are expected to add to or modify this list. These issues will be explored in detail in the pending Issues and Options Report.

1. **Engagement with Indigenous Communities** – this is a requirement under the PPS and is not currently addressed in the LH OP in a substantive way.
2. **Climate Change** acknowledgement is a requirement under the PPS, especially related to sustainable infrastructure, built form and growth management.
3. **Intensification and Redevelopment** is a significant theme in the PPS – for communities with no municipal sewer and water services it is a challenge to develop realistic policies – there is a need to consider **accessory dwelling units** being permitted as a right, as required under Section 16 (3) of Planning Act.
4. **Economic Diversification** is promoted in PPS – there is an opportunity to improve and enhance the economic development policies contained in the Official Plan – expanded/more permissive home occupation/industry policies, consider identification of employment lands, recognition of resource extraction (aggregate & forestry) as important economic generators, significance of tourism and potential for growth.

5. **Growth Management** is a central theme of the PPS – there is currently some direction in the OP regarding growth management, but it could be expanded to more clearly identify how and where growth is to be accommodated – efforts should be made to include population projections in the OP.
6. **Lanark County** did not have an official plan when the Township of Lanark Highlands created their OP. Lanark County now has an OP and is the approval authority for local OPAs – these facts should be acknowledged in the LH OP in various general and specific ways.
7. **Housing** is one of the community building blocks. There are general statements related to housing (affordable housing) but the OP could benefit from a specific section on housing and the specific policies related to housing.
8. **Emergency Management** is a new policy theme in the PPS – current LH OP does not address emergency management – general policies related to the Township’s emergency management plan should be considered.
9. **Land Use Compatibility** is an important planning principle in the PPS – the LH OP has some reference to commercial/industrial compatibility versus sensitive land uses but would benefit from expanded and clarified policy.
10. **Servicing Policies** should be updated to clarify policies on communal servicing, hydrogeological study requirements, and stormwater policies.
11. **Open Space/Parks/Recreation** policies in the LH OP could be enhanced with acknowledgement of abundance of public lands and conservation areas in the Township, expanded recreational trail policies which reference active transportation, and policies related to public access to water resources.
12. **Hazard lands** need policy improvement related to prohibited uses, permitted development and site alteration and to direct development away from hazards. There is also a need for policy and mapping specific to wildfire hazards which is a new PPS theme.
13. **Natural Heritage** is a major theme in the PPS. The current LH OP has good policies to acknowledge and protect various natural heritage features. Policies related to new wetlands, all watercourses are fish habitat, and improvements to deer yard/wildlife habitat policy should be considered.
14. **Definitions** are currently not contained in the OP. There is passing reference to the PPS definitions. Plan could be improved with a definition section.
15. **General Housekeeping** changes are common with Official Plan updates. References to various government ministries that have name changes, updated reference documents like the new PPS (2020), new municipal studies and documents are all recommended to be updated to the appropriate current reference.

### **Next Steps**

The formal agency and public consultation on the OP Review is proposed to conclude **July 30<sup>th</sup>, 2021**. Following this, Council will be presented with an Issues and Options Report from the Consultant, summarizing the Official Plan Review component of the project. Council will then determine the issues to be included in the Official Plan Update and provide direction on the preferred policy option to address the issue. Once the scope and nature of the update has been determined, the Consultant will conduct the necessary research and prepare a draft Official Plan Amendment (OPA) and Planning Justification Report for Council’s consideration.

Once Council is satisfied with the draft Official Plan Amendment, the Consultant will initiate the formal Official Plan Amendment process, including additional agency and public consultation, including an Open House and Public Meeting.

Once Council has heard from the agencies and public on the draft OPA, they will determine whether the draft OPA requires further changes or modifications to address comments received. When Council is satisfied with the OPA, they will formally adopt the OPA and forward the document to the County of Lanark for final approval.

Opportunities for public comment are available throughout the formal OPA process at both the Township and County levels.

All of which is respectfully submitted.

Jp2g Consultants Inc.  
ENGINEERS • PLANNERS • PROJECT MANAGERS

A handwritten signature in black ink, appearing to read 'F. Symon', with a long horizontal flourish extending to the right.

Forbes Symon, MCIP, RPP  
Senior Planner | Planning Services

**APPENDIX B: AGENCIES COMMENTS AS OF 20/9/2021**





Ministry of Northern  
Development, Mines, Natural  
Resources and Forestry

Ministère du Développement du Nord,  
des Mines, des Richesses Naturelles,  
et des Forêts

---

M. Forbes Symon, RPP, MCIP  
Senior Planner  
Jp2g Consultants Inc.  
1150 Morrison Drive, Suite 410, Ottawa, Ontario, K2H 8S9  
T: 613.735.2507 x121 | C: 613.281.9894 | F: 613.735.4513  
Email: [Forbess@jp2g.com](mailto:Forbess@jp2g.com)

July 23, 2021

Subject: **NDMNRF Comments, Mines and Minerals Division  
Official Plan Pre-consultation  
Township of Lanark Highlands, Lanark County**

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Dear Mr. Symon,

As requested, I am forwarding comments and reference materials with respect to NDMNRF mines and minerals values for the update/review of the Lanark Highlands Official Plan. Please find attached the following maps and our AMIS disclaimer:

- Township of Lanark Highlands: Mineral Deposit Inventory & Bedrock Geology
- Township of Lanark Highlands: Mining Lands Tenure and Abandoned Mines Information System (AMIS)
- Township of Lanark Highlands: Aggregate Resources of Ontario (Bedrock)
- Township of Lanark Highlands: Aggregate Resources of Ontario (Sand and Gravel)
- Township of Lanark Highlands: Metallic Mineral Potential Estimation Tool (MMPET) Index
- Township of Lanark Highlands: Karst
  
- AMIS Disclaimer

Ministry of Energy, Northern Development and Mines (ENDM) planning interests are related to the protection of long-term resource supply (Section 2.4 PPS) and to the protection of human health and safety (Section 3.2 PPS). The Provincial Policy Statement (2020) states that mineral mining operations, known mineral deposits and significant areas of mineral potential be identified on an Official Plan Schedule. The information provided to you in this letter and in the attachments is intended to support content of the Official Plan with respect to ENDM's planning interests.

### **Geology and Mineral Resources**

The attached map, **Township of Lanark Highlands: Mineral Deposit Inventory and Bedrock Geology** (Ontario Geological Survey 2011, 1:250 000 scale bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release---Data 126-Revision 1) indicates the complex geology and the wide variety of mineral occurrences in the Township.

A large mafic intrusive body, the Lavant Gabbro, occupies most of the central part of the Township, separating felsic intrusive/metavolcanic-dominated terrane to the west from marble-dominated terrane to the east. There are over 100 Mineral Deposit Inventory (MDI) points within the township, reflecting the wide variety of mineral occurrences and the long history of mineral exploration, which began in the mid-to-late 1800s.

Most of the MDI sites to the west of the Lavant Gabbro are represent metallic mineral occurrences: gold (commonly with silver, copper and antimony), copper, and iron. Within the Lavant Gabbro are scattered occurrences of copper, nickel and iron. Most MDI sites in the marble area to the east are former marble building stone occurrences and other non-metallic commodities such as tremolite, talc, calcite, graphite, mica and feldspar.

There has been minor past production of iron from 4 small mines that operated in the late 1800s to early 1900s. Marble as building stone has also been produced from several sites, most recently in the Tatlock area where the most significant mineral extractive operation in the Township is the Tatlock Quarry of Ormya Canada Ltd. The quarry continues to produce high-purity marble, operating under the Aggregate Resources Act.

The attached map, **Township of Lanark Highlands: Metallic Mineral Potential Estimation Tool (MMPET) Index**, is based on a GIS application that provides a high-level, regional scale illustration of the likelihood of any given parcel of land to be prospective for a mineral resource. An MMPET score of 65 or more is considered to represent high Provincially Significant Mineral Potential. MMPET scores within the Township indicate moderate to high potential for gold, copper and nickel. Industrial mineral potential is not indicated by the MMPET application but the marble areas have good potential for the discovery of additional high-purity marble and dimension stone deposits.

### **Aggregate Resources**

The attached map, **Township of Lanark Highlands: Aggregate Resources of Ontario (Sand and Gravel)** shows areas of Primary, Secondary and Tertiary sand and gravel deposits from Aggregate Resources of Ontario 2020, which is based upon a compilation of all previous aggregate mapping in the province and is updated annually to include any new information that has been obtained (<https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/aggregate-resources-ontario-compilation>). The Aggregate Resources Inventory Paper for the County of Lanark (ARIP 189, 2013) can be downloaded from <http://www.geologyontario.mndm.gov.on.ca/mndmfiles/pub/data/imaging/ARIP189/ARIP189.pdf>.

The attached map, **Township of Lanark Highlands: Aggregate Resources of Ontario (Bedrock)** indicates only one small area with potential for bedrock aggregate. The area, northeast of the village of Lanark, consists of the Paleozoic age March Formation, sandy dolostone with 1 to 8 m of overburden. This area is designated as an Area of Natural and Scientific Interest (ANSI) on Schedule B, Development Constraints, of the current Official Plan.

#### **Abandoned Mine (AMIS) Sites**

There are 27 Abandoned Mine (AMIS) Sites within the Township, indicated on the map, **Township of Lanark Highlands: Mining Lands Tenure and Abandoned Mines Information System (AMIS)**, each shown with a 1 km buffer zone surrounding it. The buffer zones for an additional 6 AMIS sites extend to within the Township border. Any proposed development within 1 km of an AMIS site must be brought to the attention of NDMNRF for a detailed assessment of the mine hazards.

Please note that AMIS information should be used as per the instructions provided in the **AMIS Disclaimer**.

#### **Mining Lands Tenure**

Most of the land within the Township is privately-owned and not available for recording mining claims. There are also several areas withdrawn from staking. Small areas of Crown Land, available for claim recording and mineral exploration, lie mostly within Lavant and Darling Townships, which are the locations of the only two active mining claim groups in the Township, both the focus of gold exploration programs.

Current status of mining lands is available to the public through ENDM's Mining Lands Administration System (MLAS) website at: <https://www.ENDM.gov.on.ca/en/mines-and-minerals/applications/mlas-map-viewer>.

#### **Natural Hazards: Karst Mapping**

The attached map, **Township of Lanark Highlands: Karst**, shows that there are no known areas of karst development in bedrock in the Township ("Karst of southern



Ontario and Manitoulin Island", Ontario Geological Survey, Groundwater Resources Study 5, 2008).

### **Current Official Plan, Lanark Highlands – Comments and Recommendations**

*(Recommended revisions shown in italics)*

**Section 4.0** of the current Official Plan (Consolidation August, 2016), "Our Resource Lands", contains policies on aggregate resources under section 4.1, "Mineral Aggregates."

The introductory statement to section 4.0 refers to the wise use and conservation of "aggregate resources such as sand, gravel and limestone". The most significant bedrock mineral resource in the Township is the Tatlock marble deposit, quarried by OMYA Canada Ltd. and processed at the company's plant in Perth. This is not technically an aggregate deposit, although the quarry operates under the Aggregate Resources Act. It is a world-class industrial mineral (calcium carbonate) deposit, significant for its high purity, brightness and whiteness from which a range of ground products are made for use in the paper, paint, and plastics industries.

It should be noted that there has been past production of iron from several magnetite deposits and there is current exploration for gold in the Township. Iron mining falls under the policies of the Mining Act. There is potential for development of magnetite and other non-aggregate minerals on both Crown Land, through recording of mining claims, and on private land under the policies of the Mining Act.

It is recommended that the introductory statement to section 4.0 be amended to state that, "Aggregate resources such as sand, gravel and limestone *and mineral resources such as high-purity marble extracted at the Tatlock Quarry for industrial mineral applications* have been evaluated and ..."

**Section 4.1** should also be revised to state that, "For the purposes of this Plan, lands designated for *mineral and mineral aggregate* extraction shall be identified as Mineral Resource Policy Area..."

Under **Section 4.1.3, New or Expanded Mineral Aggregate Resource Policy Areas**, Policies 4.1.3.1 and 4.1.3.1.2 should be revised as follows:

**4.1.3.1** Provided all applicable policies of this Plan are met, the establishment of a new licensed *mineral or mineral aggregate* operation or the enlargement of an existing licensed extraction operation shall be permitted provided the new area or enlargement area is located entirely within an area designated as a Mineral Aggregate Resource Policy Area and shall be subject to the requirements of the Aggregate Resources Act, R.S.O. 1990 as amended, and if required, an amendment to the local Zoning By-Law.

**4.1.3.2** Where an Official Plan amendment is proposed which could result in the redesignation of lands to Mineral Aggregate Resource Policy Area in order to facilitate the establishment or addition of previously unlicensed area to a licensed extraction operation *under either the Aggregate Resources Act or the Mining Act, depending upon the commodity to be extracted*, and where the limits of the extraction operation could ultimately be located within 300 metres (984 feet) of a residential, institutional or commercial use on another lot for a licensed pit ~~and~~, 500 meters (1640 feet) for a licensed quarry, *and 1000 metres (3280 feet) for a mining operation under the Mining Act*, such proposed amendment shall be supported by the following:

1. Hydrogeological investigations, in accordance with *either the Aggregate Resources Act or the Mining Act, depending upon the commodity to be extracted*, conducted by a qualified professional, which demonstrate conclusively that the extraction operation will not result in negative impacts on the existing nonextraction development's water and sewer services;

**Section 4.1.7, Abandoned Mine Hazard Sites**, states that there are 17 mining hazards or abandoned mines identified on Schedule A, Land Use and Transportation (*\*Note: the AMIS sites are shown on Schedule B, Development Constraints – not on Schedule A*). This refers only to sites that were operated under the Mining Act. With inclusion of sites that operated under the Aggregates Act, there are a total of 33 AMIS sites with a 1 km buffer zone within the Township, as shown on the attached map, **Township of Lanark Highlands: Mining Lands Tenure and Abandoned Mines Information System (AMIS)**. The statement should be revised to include any former extraction site that is in the Abandoned Mines Information System (AMIS) database maintained by the Mines and Minerals Division, formerly of the Ministry of Northern Development and Mines, and now part of the Ministry of Northern Development, Mines, Natural Resources and Forestry, as follows:

*There are 27 Abandoned Mine (AMIS) sites within the Township boundary and the 1 km buffer zone of an additional 6 AMIS sites extends to within the Township boundary as identified on Schedule B, Development Constraints. Any development proposed within one (1) kilometre of these sites requires consultation with the Mines and Minerals Division of NDMNRF prior to any further review of development by the planning authority.*

Other policies of the Mineral Aggregates section (4.1) provide sufficient protection of mineral resources as required under the Provincial Policy Statement 2020 and Mineral Aggregate Resource areas identified through aggregate resource mapping by the Ontario Geological Survey are correctly shown on Schedule B, Development Constraints.

ENDM publishes a wide range of reports and maps concerning subjects such as surficial geology (glacial deposits), aggregate resource potential, bedrock geology, industrial and metallic mineral potential, depth to bedrock, groundwater studies, karst

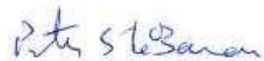
studies and summaries of information available for specific areas. Reports, maps and data including the AMIS dataset are available for viewing or free download through the Geology Ontario (1) portal or at OGS Earth (2) using the following links:

(1) <http://www.geologyontario.MNDM.gov.on.ca/>

(2) <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/oqsearch>

Please let me know if you have any questions or require any additional information.

Regards,



Peter LeBaron, P.Eng  
Regional Land Use Geologist, Southern Ontario  
Ontario Geological Survey  
Ministry of Northern Development, Mines, Natural Resources and Forestry  
BS 43, 126 Old Troy Road  
Tweed, ON K0K 3J0  
Cell. 613-243-9670  
Fax. 613-478-2873  
[peter.lebaron@ontario.ca](mailto:peter.lebaron@ontario.ca)





21-LH-OP

September 3, 2021

Forbes Symon  
Senior Planner, Jp2g Consulting  
12 International Drive  
Pembroke, ON K8A 6W5

Dear Mr. Symon:

**Re: Lanark Highlands Official Plan Review/Update  
Notice of Project Commencement & Request for Agency Information/Engagement**

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The following is to provide preliminary information in response to your June 1<sup>st</sup> circulation of the Notice of Commencement for the review/update of the Lanark Highland Official Plan. These preliminary comments focus on providing an overview of new information and considerations that will have evolved since the 2012 drafting, and subsequent 2016 amendment and consolidation of the Plan. They highlight some key issues that we will be focusing on in our subsequent review of the updated draft document.

These comments are provided within the context of the Provincial Policy Statement (PPS, 2020) where the primary area of review for conservation authorities relates to sewage, water and stormwater (Section 1.6.6), natural heritage (Section 2.1), water (Section 2.2.), and 3.1 natural hazards (Section 3.1).

### **Official Plan Schedules**

MVCA has reviewed the current Official Plan Schedules to determine if there is new information or additional information that should be included as part of this update. Again, our review focusses on the mapping of natural hazard features, natural heritage features, water resources and source protection features.

The only mapped feature that originated from MVCA is the floodplain mapping shown on Schedules B (Development Constraints). This includes floodplain mapping for the following key flood risk centres:

- Lanark Village (Clyde River)
- Cedardale (Clyde River)
- Clayton-Taylor Lakes (Indian River system) updated in 2019
- Dalhousie Lake (Mississippi River)



community • environment • balance

The floodplain mapping shown in the current OP schedules should be carried over and updated to include the revisions to the Clayton-Taylor Lake mapping. **Please advise if you will need the floodplain map layer in digital format and we can arrange to have it transferred.**

MVCA obtains all of its Natural Heritage and organic soils mapping through the Land Information Ontario (LIO) Geographic Data Exchange under License with the Ontario Ministry of Natural Resources and Forestry (MNR). This would include mapping layers for the following features:

- Area of Natural & Scientific Interest
- Deer Yard not sure if this comes from LIO. Alex
- Provincially Significant Wetland
- Water Courses
- Organic Soils (for Natural Hazard review)

This mapping is periodically updated so we would recommend that MNR be contacted to ensure you have the most up to date versions of these features. They are also responsible for mapping of other natural resource features including non-evaluated wetlands, forest cover, pits and quarries, crown land, etc. We note that MVCA has created an internal wetland layer in order to implement our responsibilities under Ontario Regulation 153/06 to regulate non-evaluated wetlands that meet approved criteria (for additional details, see *Wetlands* section below). This layer represents a refinement of MNR's wetland layer to address MVCA's needs.

## **Content & Policies**

### **Waterfront Development**

The current OP has a comprehensive set of policies for Waterfront Communities (Section 3.1) that provide good overall planning direction aimed at protecting the long term integrity of the Township's lakes, rivers and associated waterfront areas. With little remaining vacant waterfront property, waterfront development in the township is largely focused on the redevelopment, replacement and/or expansion of existing waterfront uses. One area of the OP that could benefit from greater clarification is the policies for Expansions or Additions to Existing Development (Policies 3.1.5.8 to 3.1.5.11).

The MVCA strongly endorses the 30 metre setback from water and the 15 metre vegetated buffer along shorelines as the key planning for tools minimizing development impacts in waterfront situations. The current policies readily provide for expanded development in these areas, with the only limitation being to minimize further encroachment towards the water. This essentially allows that, as long as the expansion isn't closer to the waterbody, regardless of the current location and potential to design away from the water, it may be permitted. There is scope to strengthen the policies in order to limit expanded development within these 30 metre setback and 15 metre buffer, particularly where other options may exist (i.e. addition placed to maximize setback from water and minimize disruption to the vegetated buffer.)

Waterfront development should demonstrate a net environmental gain in regard to increased setback, drainage design, increased buffers, etc.. We suggest referencing the *"Municipal Site Evaluation*



*Guidelines in Eastern Ontario*” for the review of proposals involving waterfront development. These guidelines were created by the Eastern Ontario Conservation Authorities as a tool to help ensure that any the development would reflect and address the variable constraints posed by site specific conditions (i.e. slope height, slope angle, soil depth and type as well as vegetative cover). The principles established in these guidelines have generally been supported by municipal approval authorities and have remained in municipal official plans throughout the RVCA/MVCA watershed. Suggested wording could include:

*“Municipal Site Evaluation Guidelines:*

- a) Site Evaluation Guidelines are recognized as a valuable tool in managing the long term health and integrity of the township’s lakes and lake communities. These guidelines are intended to protect, improve, and restore water quality in the respective watersheds consistent with the PPS and local Official Plan policies;*
- b) Site Evaluation Guidelines will be supported as a tool to identify site specific constraints and ensure that new development is conducted in a manner that reflects variable constraints imposed by site specific conditions. ”*

We note that policy 3.1.4.5 allows for one sleeping cabin per lot in the waterfront area. Sleeping cabins can be problematic where they evolve into a second cottage (with cooking and plumbing facilities). This can lead to increased intensification of development and related septic system and wastewater concerns in the waterfront area. We support the provisions that limit their size, and require a minimum waterbody setback of 30 metres. The policies, and associated provisions in the Township Zoning By-Law, for sleeping cabins and other accessory structures in the waterfront area, should be reviewed, as needed, and revised to limit the potential for intensification beyond their intended use.

We would be happy to discuss preferred policy wording for any of the above recommendations.

#### Lake Plans

Lake Plans are also recognized as a valuable tool in managing the long term health and integrity of the townships lakes and lake communities. A Lake Plan provides an inventory of the lake's resources including its natural, social and physical features and to identify land use, water, recreation and resource management issues. The plan sets out detailed action-oriented recommendations for land use policy (official plan, zoning by-laws) and stewardship approaches (communications plan, restoration projects) designed to address the issues that are identified. The Lake Plan also explores the relationship between local land use activities and the lake's environment, and relates that to the broader ecological scale of the watershed.

The Patterson Lake Association prepared a Lake Management Plan that was approved by their membership in 2011. We recommend that the OP include wording to recognized the importance of these documents in providing local context for the waterfront planning decisions. Some example wording used in other Official Plans:

- *The preparation of Lake Plans will be supported as a tool to identify and protect the unique social, cultural and ecological values and as a means to establishing the capacity*

*for future development.*

- *The Township may establish partnerships with public agencies and private associations and individuals (i.e. property owners, lake associations, environmental stewardship organizations and conservation authorities) to provide guidance, assistance and resources to associations and individuals wishing to undertake projects that will improve the health of the Town's lakes, rivers and streams. Such projects may include local restoration or habitat enhancement projects or larger scale Lake Plans.*
- *Where a Lake Plan has been developed in partnership with public agencies and private associations it will generally be adopted as an amendment to this Plan (i.e. secondary plan) and will serve as the basis for regulatory controls through zoning, site plan control, site alteration by-laws, development agreements, etc.*

### Wetlands

In 2004 the Province of Ontario passed legislation (O. Reg 97/04) requiring that Conservation Authorities (CAs) amend their regulations to include wetlands, areas within 120 metres of provincially significant wetlands (PSWs), and areas within 30 metres of other wetlands. In 2006 MVCA began to regulate only those wetlands that were evaluated as Provincially Significant Wetlands (PSWs), along with the 120 metre adjacent lands. In 2017, to fulfil its responsibilities under the *Conservation Authorities Act* and regulations, MVCA expanded the implementation of its regulation to include all wetlands that are greater than 0.5 hectares in area and that are hydrologically connected to another surface water feature. Accordingly, the MVCA wetland regulation is now applied within a regulation limit that is measure 120 metres from all PSWs, and 30 metres from all other regulated wetlands.

MVCA has wetland policies to guide the implementation of its regulation in these areas (see [MVCA Development, Interference with Wetlands and Alterations to Shorelines and Watercourses – Regulations Policy](#)). The policy requires that development is generally not permitted within 30 metres of PSWs or other non-evaluated (with some exceptions). It uses a “text based” regulation approach to identify the regulated wetlands. For regulatory purposes, the MVCA has mapping identifying these wetland areas and the associated 30 metre regulation limit.

The current Lanark Highlands OP has policies for the protection of Provincially Significant Wetlands (PSWs). To provide for consistency with MVCA policy we recommend that the wetland policies are expanded to also address wetland protection in and within 30 metres of non-evaluated wetlands. While ideally we would like to see these wetlands identified on the OP schedules, the MVCA wetland mapping is not of a refined enough quality to be used for planning policy/designation purposes and is used primarily as a screening tool. Instead, we would like to suggest identifying the wetland regulation limit on the OP Schedules and associated wording in the OP to indicate that a permit is required from MVCA for any development within the wetland regulation limit (similar to 6.4.1 for Hazardous Lands). Under the regulation, development includes changes to a building that would result in an increase in the size or number of dwelling units, site grading or the placing, dumping or removal of fill.



Again, we would be happy to provide mapping and to discuss the appropriate policy directives and wording.

#### Water, Wastewater & Stormwater Services

While the current OP references the Ministry of Environment and Climate Change (MECP) *Stormwater Management Planning and Design Guideline 2003*, we recommend that the updated OP also include more detailed guidance on stormwater management requirements, with an emphasis on the PPS 1.6.6.7 requirements to: minimize contaminant loads; mitigate flood and erosion risk; build resiliency to climate impacts, through stormwater management and green infrastructure; maximize vegetated and pervious surfaces; and promote low impact development, attenuation of stormwater, and water conservation.

Low Impact Development (LIDs) entails the use of design features that minimize runoff and maximize infiltration of surface water (precipitation, snow melt and stormwater), providing resiliency to development and climate change related flood and drought impacts. LID measures can range from simple solutions that are easily implemented at the small, individual lot scale (ex. use of rain barrels, french drains, grassed swales as opposed to concrete ditches, etc.) to more technically advanced measures for larger scale developments.

Some of the more advanced LID techniques are relatively new and it is our recent experience that municipalities find implementation of LIDs challenging at the staff level due to limited experience/exposure. For effective implementation of LIDs the onus must be on the developer to identify LID techniques that are suitable for site specific conditions which have been assessed through the required site characterization and stormwater studies. This is not intended to be the municipality's responsibility. Instead the municipalities role is to provide policy direction and guidance. The "*Low Impact Development Stormwater Management Planning and Design Guide*" (2019, LID SWMPDG)" prepared by Toronto and Region Conservation, Credit Valley Conservation, Lake Simcoe Region Conservation and the "*City of Ottawa Low Impact Development Technical Guidance Report (DRAFT) Implementation in Areas with Potential Hydrogeological Constraints (2019)*" are helpful reference guides.

#### Deer Yards

The policies for Deer Yards (Section 5.3.6) and the associated mapping in Schedule B appear to be somewhat dated and in some instances too onerous. In reviewing municipal planning applications within the Township, it has been our experience that in many instances the requirements for an Environmental Impact Statement are found to be unnecessary and provide limited added value in terms of natural heritage protection. This sections could benefit from review and update in consultation with MNRF staff.

#### Watershed Planning

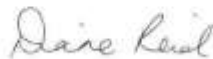
The current Lanark Highlands OP recognizes the importance of watershed planning and subwatershed studies. Section 7.4.10 speaks to the need for such studies in areas with both high development pressures and highly sensitive natural environments.

The MVCA has recently produced a Mississippi River Watershed Plan [Mississippi River Watershed Plan](#), approved by the MVCA Board of Directors in July 2021. The watershed plan was developed in consultation with: watershed municipalities; a Public Advisory Committee representing various economic sectors and interests including agriculture, forestry, waterfront communities and tourism; and a range of other interested parties. It sets out 35 actions for the management and protection of resources within the watershed with a key focus on responding to the impacts of climate change and development pressures.

The plan emphasizes the need for collaboration and partnership between MVCA, the municipalities, government agencies and interested groups, with many of the actions identifying municipalities as a key partner. Many of those actions are specific to land use planning and policy. We've identified 16 of those actions (see attachment) as being directly relevant to the review and update of municipal Official Plans. This OP update provides a timely opportunity for MVCA and the Township to work together in aligning the goals and policies of the Lanark Highlands Official plan with the goals and actions set out in the Mississippi River Watershed Plan. We welcome the opportunity to collaborate in determining if other changes, not already suggested, could be incorporated into this OP update to support our collective goals.

As indicated, these are preliminary comments for consideration to assist in highlighting key areas that MVCA will be focusing on in its review of the Official Plan. Should you have any questions or wish to discuss any of the above please feel free to contact me.

Yours truly,



Diane Reid  
Environmental Planner

cc. Amanda Noel, Township of Lanark Highlands, email

encl.  
Mississippi River Watershed Plan Actions  
Site Evaluation Guidelines for Waterfront Properties

**APPENDIX C: OFFICIAL PLAN REVIEW – COMMUNITY QUESTION/COMMENTS**



***Toward a Conservation Legacy of the Township of Lanark Highlands,  
for Present and Future Generations***

**Submission in Support of the Official Plan Review and Update**

**August 27, 2021**

The Mississippi Madawaska Land Trust (MMLT)<sup>1</sup> is pleased to provide the following input to the Review and Update of the Official Plan of the Township of Lanark Highlands (Township). The Review and Update is a timely opportunity for the Township to assess the range and effectiveness of its measures to protect its natural heritage, and to identify opportunities for building a mature natural heritage system—and a conservation legacy—to benefit people and nature.

**Who We Are and What We Do**

Founded in 2003, MMLT is an incorporated, charitable organization that preserves ecologically sensitive lands in perpetuity. We are a member of the Ontario Land Trust Alliance which serves more than 30 land trusts in Ontario.<sup>2</sup> We adhere to the comprehensive Canadian Land Trust Standards and Practices, and work with private landowners interested in permanently protecting nature sanctuaries. For a property that qualifies for our stewardship, we accept it via purchase or gift, or by entering into a conservation easement agreement with the landowner to legally restrict future development. Tax benefits may accrue to a landowner in case of a gift or conservation easement.

Thus far, MMLT has nine properties<sup>3</sup> entrusted to our care, with several more to be added soon. The nine properties, several of which are publicly accessible, total 2822 acres of land of significant ecological value. Three properties are within the Township: the very popular 1250-acre Blueberry Mountain at cliffLAND,<sup>4</sup> 100-acre Clydelands,<sup>5</sup> and 100-acre Byrne Big Creek Nature Preserve.<sup>6</sup>

MMLT is financially supported principally by memberships, donations, and foundation grants. Our current membership totals 280 individuals and families. MMLT is governed by a board of currently 11 directors; the board, in turn, receives advice from an Emeritus Council comprised of some past board members.<sup>7</sup>

## Summary Context for This Submission

Per the Township's Vision and Guiding Principles, articulated in the current Official Plan, Lanark Highlands is oriented toward environmental sustainability.<sup>8</sup> This includes the principle that the Township "will respect and enhance our natural environment in accordance with provincial policy and in a manner which is considerate of land owner interests and recognizes the need for ecosystem diversity, viability and sustainability."

Elements of the Official Plan further confirm the Township's intent to conserve and preserve the natural capital<sup>9</sup> of the municipality. For example:

- The Township's objectives for waterfront development include "[t]o protect wetlands, wildlife habitat areas and fish habitat from incompatible development" (3.1.2.2) and "[t]o maintain or improve the ecological, scenic or recreational character of the Township's lakes and rivers and those lands that are visually connected to the shoreline." (3.1.2.3)
- "The Township's natural heritage features should be conserved and rehabilitated for the benefit of future generations according to best management practices undertaken today and as they evolve." (5.1)
- "Natural heritage features are not islands in the landscape rather they are interconnected systems that contribute to biodiversity and ecological health within the Township and outlying regions. The interdependency of these systems has yet to be thoroughly studied or analysed and as such Council will encourage communication and relationships with upper levels of government and the Conservation Authorities to ensure the preservation and ecological health of the natural environment systems." (5.1, with underlining for emphasis)
- "Where endangered or threatened species habitat is identified development and/or site alteration is prohibited unless it can be demonstrated by means of an Environmental Impact Statement in accordance with Section 8.4.6 that there will be no negative impacts on the natural features or the ecological function for which the area is identified." (5.3.1.1)
- "Development or site alteration of a Provincially Significant Wetland designated on Schedule A is not permitted." (5.3.2.4)

**Accordingly, with the Official Plan Review and Update the Township has an opportunity to deliver on such objectives and commitments, and strive to create a more interconnected system of significant, protected natural areas.**

Creating such a system would have many benefits, including but not limited to the following:

- By protecting more of the Township's invaluable forests and wetlands, the municipality would help ensure long-term carbon sequestration by such green infrastructure.<sup>10</sup> Given the climate change (global heating) crisis, detailed in the latest report from the authoritative Intergovernmental Panel on Climate Change<sup>11</sup> and manifest in the Township (e.g., excessive heat waves, unusual floods, spread of Lyme disease), the imperative of maintaining (and increasing) carbon sequestration services is clear.



- Further, protected areas help support other invaluable ecosystem services such as air and water purification, waste decomposition, flood protection, and pollination.<sup>12</sup> A single hectare of forest in southern or central Ontario provides more than \$19,000 in such services; in 2009, 86 protected areas in southern Ontario provided over \$600 million in ecosystem services.<sup>13</sup>
- Protected natural areas are vital for conserving and restoring biodiversity. As the Official Plan recognizes (5.3.1), the Township contains habitat for many species at risk, the numbers of which continue to grow each year.
- The Township would contribute, modestly but nonetheless, to Canada’s goal of protecting 30% of its land and water by 2030.<sup>14</sup>
- The Township would add ecological connectivity between Algonquin Provincial Park to the north, and the Adirondack Mountains to the south, that is, within the 104,000 square kilometre “A to A” region—a region critical for sustaining biodiversity in eastern North America.<sup>15</sup>

Last but not least are the many psychological, social, and economic benefits of nature conservation generally, and protected areas, specifically. As a 2017 academic paper concluded, “[g]reen spaces provide vital health services as well as environmental services; they...reduc[e] socioeconomic health inequalities, facilitat[e] activity and promot[e] better mental health and well-being.”<sup>16</sup> Specific health benefits of spending time immersed in nature include relieving anxiety, stress, and depression; reducing symptoms of ADHD; increasing energy and feelings of vitality; improving concentration and attention; boosting creativity; improving sleep quality; and even bolstering the caring about others.<sup>17</sup>

As Canada’s Rocky Mountain national parks so well demonstrate, protected areas may heavily or largely anchor local to regional economies. A recent assessment found that setting aside 30% of Earth in protected status would yield a five-to-one benefit-cost ratio.<sup>18</sup> The Government of Ontario itself recognizes that “Ontario’s protected natural areas contribute significantly to maintaining the environmental and economic health of the province. Each year, provincial parks and conservation reserves generate millions of dollars in tourism revenues that support and diversify local and regional economies.”<sup>19</sup>

### **Significant Natural Areas to Protect in Lanark Highlands**

There are many natural areas in the Township that are significant at the County scale, but also in a wider, regional context. However, most of these sites, including Areas of Natural and Scientific Interest (ANSIs) and Provincially Significant Wetlands (PSWs), lack sufficient long-term protection. Indeed, it seems that almost any human activity within an ANSI is permissible so long as it is not detrimental to the features for which a given ANSI was identified. Development is also often permitted up to 30 metres from a PSW. This is wholly inadequate for protecting biodiversity such as salamanders, frogs, and turtles, many species of which travel great distances from the wetlands with which they are associated.

Moreover, for complex PSWs only the actual wetland pieces themselves are included in the PSW. The hydrological linkages among these pieces and the surrounding terrestrial landscape in which the wetlands are embedded are essential for maintaining the wetlands. Thus, all three components, together as a unified whole, warrant protection. Protection of all PSWs should include the wetland, a



Critical Function Zone (to protect the functional extension of the wetland into the upland), and a Protection Zone (to protect the wetland and its functions from upland stressors). The widths of these zones depend on the species present in the wetland.<sup>10</sup> Significant upland areas similarly require adequate protection.

In Figure 1 and Table 1 we identify 22 natural areas which are notably important, with the highest concentrations of wild, native species. Many of these areas are either wholly or partly public lands, while some areas may be entirely or partly under private ownership. Eleven areas were identified in 2019 by ecologist Dr. Paul Keddy as the “Green Gems” of Lanark County.<sup>21</sup> Another 11 areas were identified, by MMLT and/or other sources, based on their geology, natural linkages, road density, wetland complexity, special natural features, and recognized status (e.g., ANSI, PSW, old-growth forest). Brief descriptions of the areas are contained in Appendix A.

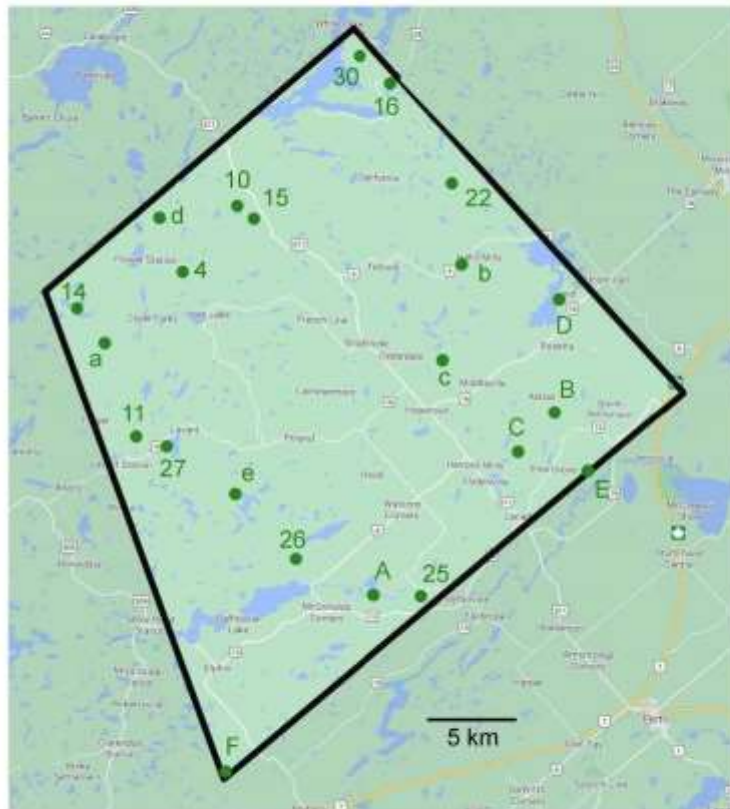
Each of these 22 areas should be viewed as a core element of a potentially cohesive, Township-wide natural heritage system. There ought to be as much ecological useful linkage among them as possible so that individual sites do not become “islands of green,” vulnerable over time to diminishing attributes and values. Optimally, each site would be legally protected (if it is not already) for the long term. As well, each site should be surrounded by sufficient Critical Function and Protection zones (described above) to minimize human disturbance therein.

**Figure 1: General location of significant natural areas in Lanark Highlands.**

**The numbered areas correlate with “Green Gem” sites identified and so numbered by Keddy (2019).**

**Areas identified by MMLT, indicated by capital letters, are also significant at the regional level.**

**Areas identified by MMLT, shown by small cap letters, are of secondary significance.**



**Table 1. List of significant natural areas in Lanark Highlands. The numbered areas correlate with “Green Gem” sites identified and so numbered by Keddy (2019). Additional areas identified by MMLT, indicated by capital letters, are also significant at the regional level. Areas identified by MMLT, shown by small cap letters, are of secondary significance.**

Map # or letter	Name	Information Sources
<b>Primary Areas</b>		
4	Blueberry Mountain	PLC
10	Darling Township Forest, including Napier Lake	ANSI, NELC, PLC
11	Dixon and Bottle Lake Shoreline Wetlands	PLC
14	Lavant Long Lake	NELC, PLC
15	Lavant/Darling Spillway	NELC
16	Lowney Lake	Part of ANSI, PLC, part of PSW
22	Pakenham Mountain	NELC, PSW
25	Playfairville Rapids	NELC, PLC
26	Purdon Conservation Area	PLC
27	Robertson Lake	PLC
30	White Lake Wetlands	Candidate ANSI, NELC, PSW
A	Mississippi River shoreline below Dalhousie Lake	PLC, PSW
B	Ramsbottom Lake Wetland	PSW
C	Gillies Lake–Kerr Lake Wetland	PSW
D	Clayton–Taylor Wetland Complex	PSW
E	Stewart Lake	ANSI, PSW
F	Bolton Creek	MVCA, PSW
<b>Secondary Areas</b>		
a	Clyde Forks Forest	MNRF
b	Halls Mills Forest	MNRF
c	Hopetown-Middleville Forest	MNRF
d	Flower Station Forest	MNRF
e	Woods Lake Forest	MNRF

**ANSI** Area of Natural and Scientific Interest,<sup>22</sup> confirmed or candidate site documented by the Ontario Ministry of Natural Resources and Forestry, ANSI Map 16; Keddy (2021)

**MNRF** Ontario Ministry of Natural Resources and Forestry, Kemptville District, woodland database or MNRF online Make a Map: Natural Heritage Areas  
[https://www.110applications.lrc.gov.on.ca/Natural\\_Heritage/index.html?viewer=Natural\\_Heritage.Natural\\_Heritage&locale=en-CA](https://www.110applications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA)

**MVCA** Mississippi Valley Conservation Authority

**NELC** Keddy, P.A. (2021) *A Guide to the Natural Environment of Lanark County*. Special Places Map 17

**PLC** Significant area documented by David White in *Plants of Lanark County*, Ontario.  
[www.lanarkflora.com/areas.html](http://www.lanarkflora.com/areas.html)

**PSW** Provincially Significant Wetland designated by the Ontario Ministry of Natural Resources and Forestry, based on systematic inventory by teams of biologists

## Conclusion

This submission provides landscape-level input to the Township's Official Plan Review and Update. MMLT would be pleased to provide more detailed information on any of the 22 significant natural areas identified herein, and on the methodology to pinpoint them.

We would also be pleased to work with the Township in helping it think through a long-term vision and plan for creating a cohesive, interconnected system of significant, protected natural areas. Done well, this system could be a legacy gift for present and future residents of, and visitors to, the Township. To the extent that some of the protected natural areas would be open to the public, we are confident they would yield improved mental, physical, and spiritual health of many of the citizens of Lanark Highlands. As well, the Township would realize greater direct and indirect economic benefits, akin to the way parks and reserves in countless places worldwide anchor local and regional economies.

### What better time to begin such a positive agenda!

*Forest, wetland, and freshwater at Blueberry Mountain at cliffLAND, one of the "Seven Wonders of Lanark County," one of the "Green Gems" within Lanark Highlands, and an example of the irreplaceable, invaluable natural capital of the municipality.*



Photo source: <https://www.mmlt.ca/properties/high-lonesome-nature-reserve>

### Mississippi Madawaska Land Trust

10970 Hwy 7  
Carleton Place, ON K7C 3P1  
613-253-2722; [admin@mmlt.ca](mailto:admin@mmlt.ca)

Bob Betcher, President  
Carolyn Piche, Administrator



## Appendix A: Summary Descriptions of Significant Natural Areas in Lanark Highlands

### PRIMARY AREAS

#### **4. Blueberry Mountain**

A 1250-acre site privately owned and protected via conservation easement with the MMLT, and also recognized as one of the "Seven Wonders of Lanark County." This site has a wide variety of habitats from pine and hemlock ridges, cedar groves, scenic outcrops, waterfalls, creeks that feed the Clyde River and the Mississippi watershed, ponds, marshes, and a bog that hosts abundant wild cranberries. At least 53 plant species on the site are considered uncommon in Lanark County, and 13 are considered rare. At least 12 plant or animal species which are listed provincially and/or federally as being at risk of extinction or extirpation have been observed here. (Source: MMLT)

#### **10. Darling Township Forest, including Napier Lake**

Napier Lake, and several nearby small unnamed lakes, occur in an extensive glacial moraine deposit. Much of this underlying moraine is calcareous in nature which provides unusual groundwater conditions and may help to explain the rather large number of rare species known from this area. These features have contributed to the area being identified as the provincially significant Darling Township Forest ANSI. The area consists of a mix of private and public land. The forests have seen extensive cutting at various times in the past but the lakes and kettle ponds are essentially undisturbed, and where some interesting species are to be found. This is a well-studied area, botanically, with many rare plants reported from it, including at least three species known from Lanark County only from this site. (Source: PLC)

#### **11. Dixon and Bottle Lake Shoreline Wetlands**

These two small lakes are near the northwest corner of Lanark County, in an area of acidic igneous bedrock that includes several poor fens, and boggy ponds and lakeshores. The general area is little-developed and supports a wide range of forest communities, some of which are moderately-mature and have seen little recent cutting. North of Bottle Lake are extensive granite barrens that provide panoramic views of the wild countryside. Portions of these barrens have been considerably disturbed by ATV use. The majority of the site is public land. A combination of geology, site history, and geographic location have combined to allow the area to support many locally rare plants, including at least four species known in the County only from this location. (Source: PLC)

#### **14. Lavant Long Lake**

A large block of public land occurs in the northwest corner of Lanark County. The area around Lavant Long Lake, and adjacent Perch and Dobbie Lakes, is virtually undeveloped and supports a diverse range of forests, wetlands, and shorelines. Selective logging is ongoing in some of the area but there are extensive stands that have seen little recent disturbance. Old logging roads provide access into much of this wild area; however, some of the wetter trails have been extensively damaged by ATV and 4X4 travel. The site supports more than 10 rare plant species including at least one known in the County only from here. (Source: PLC)



### **15. Lavant/Darling Spillway**

The remains of an ancient river (a spillway), snake through Lavant and Darling townships. This river may have flowed northeast about 10,000 BP through what is now White Lake and into the Champlain Sea. White Lake could be considered just a small puddle from this glacial river. Most of this old river bed is now dry, or has only small streams or wetlands in the bottom. Geographers call such small streams misfit streams because they are far too small to have carved out the large valleys they now occupy. Some of the finest forests perch in deep ravines along the edge of this spillway. (Source: NELC)

### **16. Lowney Lake**

This small lake, part of a candidate ANSI, occurs in an area of marble bedrock. This calcareous substrate has contributed to the development of an extensive graminoid fen at the north end of the lake. Smaller fen and swamp communities occur around the south end as well. Most of the west and south sides of the lake are public land, and this upland area supports diverse coniferous and mixed forests. The lake's wetlands are part of the provincially significant White Lake Wetland Complex. (Source: PLC)

### **22. Pakenham Mountain**

Pakenham Mountain is a dome of Canadian Shield that would have been a rocky promontory in the Champlain Sea. This high and rocky country was bypassed by early settlement roads, and so it still retains its forests. A little more than 10km out of Pakenham (after Cedar Hill), a bluff is cut into the hillside, apparently by the old Champlain Sea. These sandy eroded areas still support distinctive plants which tolerate dry south-facing slopes. The complex wetland on Pakenham Mountain is designated provincially significant. (Source: NELC, MMLT)

### **25. Playfairville Rapids**

On the shorelines of these rapids one can find an unusual group of plant species. They include grass-of-parnassis (not a grass, but a white-flowered herb with glossy leaves not unlike plantain) and an unusual spike moss. Both of these plants are often found in wetland areas around the Great Lakes. Obviously something unusual happened to allow them to spread here, and the environment is apparently distinctive enough that they can survive only here. Perhaps it has something to do with seepage of calcareous water from the adjoining land. (Sources: NELC, PLC, MMLT)

### **26. Purdon Conservation Area**

This diverse fen is managed by the Mississippi Valley Conservation Authority to protect and enhance the large population of the orchid, Showy Lady-slipper (*Cypripedium reginae*), and to provide easy access to the fen for visitors. This well-studied site supports a number of rare plants, although no species in Lanark County is found only at this site. (Source: PLC)

### **27. Robertson Lake**

This medium-sized lake has several features of interest: diverse aquatic plants, numerous rocky islands, and areas of poor fen communities, located on public land. The site supports a number of rare plants including at least two species known in Lanark County only from this site. (Source: PLC)

### **30. White Lake Wetlands**

White Lake is in the northern part of Lanark Highlands. The lake is not entirely natural because water levels have been altered by a dam on the east end. This has modified many shoreline areas and produced beds of drowned trees. Peat bogs and cat-tail marshes can be found in some of the bays. Wetlands on the east side of the lake, designated provincially significant, and a candidate Area of Natural and Scientific Interest, include large areas of fen, a relatively uncommon kind of wetland. (Source: NELC, MMLT)

#### **A. Mississippi River shoreline below Dalhousie Lake**

The shoreline of the Mississippi River is of interest along much of its length, including from a plant diversity perspective. Aquatic and shoreline communities are quite diverse at the east end of Dalhousie Lake, along the river, and in Fergusons, McCullochs, and Purdons Mud lakes, located between Dalhousie Lake and Sheridans Rapids. These shallow lakes and this river section make up the McCullochs Mud Lake wetland, which is designated Provincially Significant. (Source: PLC)

#### **B. Ramsbottom Lake Wetland**

This provincially significant wetland occurs within a natural corridor, of significance for climate change mitigation. Being on marble enhances biodiversity. (Source: MMLT)

#### **C. Gillies Lake–Kerr Lake Wetland**

This area includes the provincially significant Gilles Lake-Kerr Lake Wetland. Being on marble enhances biodiversity. It also occurs within a natural corridor, of significance for climate change mitigation. (Source: MMLT)

#### **D. Clayton–Taylor Wetland Complex**

The Clayton-Taylor wetland is a complex wetland of provincial significance. Part of it occurs on marble which enhances biodiversity. The wetland and supporting uplands occur within a natural corridor, of significance for climate change mitigation. (Source: MMLT)

#### **E. Stewart Lake**

The Stewart Lake area is part of a provincially significant Area of Natural and Scientific Interest called the Innisville Wetland. This ANSI also includes Haley Lake and the McEwen Bay Wetland. In addition, it is a component of the provincially significant Stewart Lake-Haley Lake Wetland Complex. (Source: MMLT)

#### **F. Bolton Creek**

This area includes part of the Bolton Creek Provincially Significant Wetland which contains a coldwater stream that flows over marble. (Source: MVCA, MMLT)

### **SECONDARY AREAS**

#### **a. Clyde Forks Forest**

A large (1,500 ac.) area of old, interior forest and wetlands on marble, relatively undisturbed by human activity (Source: MNRF, MMLT)

**b. Halls Mills Forest**

A large (3300 ac.) area of old, interior forest on marble, relatively undisturbed by human activity  
(Source: MNRF, MMLT)

**c. Hopetown-Middleville Forest**

A large (3700 ac.) area of old, interior forest habitat on marble, relatively undisturbed by human activity  
(Source: MNRF, MMLT)

**d. Flower Station Forest**

A large (3600 ac.) roadless area of forest, relatively undisturbed by human activity (Source: MNRF, MMLT)

**e. Woods Lake Forest**

A large (1400 ac.) area of old, interior forest habitat, relatively undisturbed by human activity (Source: MNRF, MMLT)

## Endnotes

<sup>1</sup> <https://www.mmlt.ca/>

<sup>2</sup> <https://clta.ca/>

<sup>3</sup> <https://www.mmlt.ca/protecting-nature>

<sup>4</sup> <https://www.mmlt.ca/properties/blueberry-mountain-at-cliffland>

<sup>5</sup> <https://www.mmlt.ca/properties/clydelands>

<sup>6</sup> <https://www.mmlt.ca/properties/byrne-big-creek-nature-preserve>

<sup>7</sup> <https://www.mmlt.ca/about/our-board>

<sup>8</sup> See sections 2.2 and 2.3 of the Official Plan: <https://www.lanarkhighlands.ca/component/edocman/official-plan-consolidation-august-2016/viewdocument/259?Itemid=0>

<sup>9</sup> [https://en.wikipedia.org/wiki/Natural\\_capital](https://en.wikipedia.org/wiki/Natural_capital)

<sup>10</sup> [https://en.wikipedia.org/wiki/Green\\_infrastructure](https://en.wikipedia.org/wiki/Green_infrastructure)

<sup>11</sup> See the Summary for Policymakers:

[https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC\\_AR6\\_WGI\\_SPM.pdf](https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_SPM.pdf)

<sup>12</sup> [https://en.wikipedia.org/wiki/Ecosystem\\_service](https://en.wikipedia.org/wiki/Ecosystem_service)

<sup>13</sup> Page 13 from:

[https://www.auditor.on.ca/en/content/annualreports/arreports/en20/ENV\\_conservingthenaturaleinvironment\\_en\\_20.pdf](https://www.auditor.on.ca/en/content/annualreports/arreports/en20/ENV_conservingthenaturaleinvironment_en_20.pdf)

<sup>14</sup> <https://www.rcinet.ca/en/2020/09/28/canada-calls-on-large-nations-to-protect-30-of-their-territory-and-waters/>

<sup>15</sup> <http://www.a2acollaborative.org/landscape1.html>

<sup>16</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

<sup>17</sup> <https://www.ontarioparks.com/parksblog/mental-health-benefits-outdoors/>

<sup>18</sup> <https://www.campaignfornature.org/protecting-30-of-the-planet-for-nature-economic-analysis>

<sup>19</sup> [https://www.ontarioparks.com/pdf/sopar/SOPAR\\_EconomicValue.pdf](https://www.ontarioparks.com/pdf/sopar/SOPAR_EconomicValue.pdf)

<sup>20</sup> Environment Canada. 2013. *How Much Habitat is Enough?* 3<sup>rd</sup> ed. Environment and Climate Change Canada, Toronto, Ontario.

[https://publications.gc.ca/collections/collection\\_2013/ec/CW66-164-2013-eng.pdf](https://publications.gc.ca/collections/collection_2013/ec/CW66-164-2013-eng.pdf)

<sup>21</sup> Keddy, P. (2019) Green Gems: A conservation priority list for Lanark County. *The Lanark Era* Nov. 5: 11, 13. (video presentation: <https://drpaulkeddy.com/enjoying-wild-nature-in-lanark-county-thirty-green-gems/>)

Keddy, P.A. (2021) *A Guide to the Natural Environment of Lanark County*. Amazon.ca.

[https://www.amazon.ca/Guide-Natural-Environment-Lanark-County/dp/0981046207/ref=sr\\_1\\_1?dchild=1&keywords=lanark+county&qid=1629053372&sr=8-1](https://www.amazon.ca/Guide-Natural-Environment-Lanark-County/dp/0981046207/ref=sr_1_1?dchild=1&keywords=lanark+county&qid=1629053372&sr=8-1)

<sup>22</sup> Areas "that represent lands and waters containing important natural landscapes or features that are important for natural heritage, protection, appreciation, scientific study or education" Source:

<https://www.sdc.gov.on.ca/sites/MNRF-PublicDocs/EN/CMID/ANSI%20-%20Data%20Description.pdf>





## Community Question/Comment Form

Name

Susan Berlin

Comment  
Question

/ Official Plan Review recommendations

General Issues:

1. It's noticeable that in many clauses within the OP, policies or actions are recommended, suggested, encouraged, etc. rather than required or mandatory. In a few cases, that makes sense – but in most areas, if an issue is important enough to be cited in the OP, it's important enough to be discussed in clear and definite terms.

2. Similarly, where exceptions to a requirement are listed, they should be few, and the rationale for each of them should be indicated. That is not now the case, and as a result, planning permission is often given where it should not be.

3. One of the reasons for having an OP in the first place is to establish rules that can be used to avoid or settle potential conflicts. Therefore it is not helpful to 'paper over' the bases for such conflict – as, for instance, in this quote from the section called Planning for Sustainable Communities:

“The intent of the following policies is to provide a planning framework which will encourage continued sustainable waterfront development in a manner which protects the environment and property rights of land owners.”

That smooth statement is entirely misleading: in reality, planning decisions often have to deal with the conflict between environmental protection and the right to property development. If there's no firm statement of priority here, there's really nothing to base decisions on – which, no doubt, is the underlying (and damaging) intent.

Climate change:

Given the IICP report, we can choose: we can disbelieve and choose to do nothing, in which case we're behaving like idiots; we can despair and do nothing, in which case we're behaving suicidally; or we can make immediate, major changes which will allow us to survive.

In that light, the current OP's minimal comments on environmental issues (Environmental impact statement, beginning on p. 52; the whole of Section 5 [OUR ENVIRONMENT – PLANNING FOR ECOSYSTEM BALANCE]; and various brief mentions under other

headings) are wholly inadequate, dealing as they do with protection of species and landforms and saying nothing about the influence of climate change.

This is completely, emphatically unacceptable in 2021 and beyond. The new OP must put responses to the climate crisis front and centre.

Water and sewage:

As everyone involved in the LH community knows, water and sewage services in the Village have been a long-standing (i.e. more than 20 years) issue that prevents the growth of the Village economy (and consequently, the Township economy). The current OP states:

7.4.7.3 The Village of Lanark has well documented groundwater contamination issues. The municipality has been working diligently over the last few years to tray[sic] – didn't anyone ever proof-read this document? -- and find solutions to the potable water and groundwater concerns. It is a policy of this plan that Council will continue to try and find a satisfactory long term solution and in doing so will work with senior levels of government.

The words in italics (above) are not supported by any evidence, and are patently untrue. Further, the funds provided all those years ago by the Province to fund a sewage system were inadequate at that time and are totally inadequate (when calculating for inflation) at this time. It is true, however, that during the last municipal election, candidates were asked if they would look into the newer, smaller, less expensive 'community' treatment plants as a Village solution – and they promised to do so. To the best of my knowledge, that has not been done. Meanwhile, the 'Water and Sewage funds' have been used by Council as a source of cheap borrowing to pay for completely unrelated issues. If that's not illegal, it certainly should be.

In drafting the new OP, you should find a way to should require Council to research alternative waste disposal methods for the Village in terms of their suitability and potential costs.

Enforcement issues:

1. Regulations that exist on paper only, and are not taken into account in Council decisions or otherwise enforced, are worse than useless: they are harmful, in that they undermine the community's confidence in the validity of the law. There are several instances in the current OP that illustrate this situation, but I will cite two:

- In the extremely limited OP comments covering Social and Cultural Policies, eight points are listed under Affordable Housing. Of those, two concern the supply of residential land; I do not know if the stated requirements are being met.

I do know that the other six 'requirements' cannot possibly be met, since they have either been ignored or explicitly rejected in decisions made by Council. Clearly, the lack of attention paid to Affordable Housing has a serious impact on the community, particularly in light of the rapidly-growing percentage of the population that is over retirement age.

- In the introduction to the OP comments covering Heritage Conservation we see the following: "The municipality will maintain a cultural heritage resource database resulting in a municipal register of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and archaeological potential areas located within the Township. The register may also consist of properties that are not designated but have been identified as being of cultural heritage value or interest."

If such a registry exists at all, it is well-hidden and not meant for the ordinary citizen to review; I've never been able to find such a document. Certainly it has never been referred to in Council decision-making.

Specific comments:

### 3.1.2 Waterfront Objectives

3.1.2.1 Council's objectives respecting development in the Waterfront Communities are as follows:

1. To protect the visual qualities of the lakes and rivers and to protect or enhance the natural shoreline character. Visual qualities take priority over enhancing the natural shoreline character?
2. To protect wetlands, wildlife habitat areas and fish habitat from incompatible development.
3. To maintain or improve the ecological, scenic or recreational character of the Township's lakes and rivers and those lands that are visually connected to the shoreline.
4. To ensure that shoreline development does not have an adverse impact on the quality of lake water and, wherever possible, to rehabilitate and naturalize shoreline areas that are currently developed. Ongoing shoreline development is incompatible with maintaining lake water quality. This is 1950's verbiage and unhelpful in changing attitudes.
5. To encourage an increased awareness of the sensitivity

of the environment and environmental stewardship of lands in the Waterfront Communities.

6. To ensure that development, redevelopment and the increasing use of shoreline properties does not result in additional environmental impacts or increase municipal servicing costs. See comment on item 5.

7. To promote the maintenance and enhancement of native vegetation buffer areas in all shoreline areas of the Township.

8. To promote the use of septic systems and tile beds that utilize phosphorous retaining soils. To encourage and support the development of lake management plans that identify and protect the unique social, cultural and ecological values of different lakes in the Township. Encourage and support? How about require and undertake? How many affective lake management plans exist in LH?

9. To protect areas of archaeological potential.

10. To preserve the dark sky through sensitive lighting design and installation. How is this requirement instituted?

3.1.4 General Policies: if all the general policies (which are largely definitions of how many people can be housed on waterfront lots) are put into play, it will likely be impossible “To ensure that shoreline development does not have an adverse impact on the quality of lake water...” This is just doublespeak.

3.1.5 Waterfront Development Criteria: virtually every item under this heading is designed to permit changes that are more or less restricted in earlier sections.

Lake Stewardship: 3.1.5.17 Council will foster the concept of lake stewardship in order to encourage the protection of natural features and ecological functions, the rehabilitation and naturalization of waterfront lands, to improve the quality of source water and monitor changes to the lake ecosystem. Foster and encourage? How about enforce and require? Further: does the Township in fact ‘monitor changes to the lake ecosystem?’ If so, where is that information available? Is it used in making ongoing Council decisions?

## 3.2 VILLAGE AND HAMLET COMMUNITIES

The intent of the following policies is to provide a planning framework which will encourage continued sustainable mixed use development in these communities.

Council will monitor lot creation in the regional housing market on an annual basis... Any proposed expansion to existing Village and Hamlet Communities shall require an



amendment to this Plan and be in accordance with the recommendations of a Growth Management Study which analyzes factors that shall include growth projections, land supply, existing and planned infrastructure, servicing, market demand, and environmental constraints. Is anyone in fact monitoring lot creation? Do we have a Growth Management Study? Did someone forget to add 'community wishes' to the list of factors to be analyzed by the Study?

#### 3.2.4 Permitted Uses

3.2.4.1 Residential areas shall be defined through the Zoning By-Law. Council shall zone land for specific types of residential uses and shall ensure that permitted non-residential uses are appropriately zoned. Residential zones shall provide for the following uses:

- A range of residential uses consistent with servicing types....

The Province and the Federal government have been begging municipalities to broaden the permitted types of housing, in order to accommodate demographic changes in society – for instance, municipalities have been asked to approve co-housing, tiny houses, secondary suites, granny flats, etc. None of these have been approved in LH or even seriously considered at Council.

In effect the entire section on Village and Hamlet communities is outdated as well as being so full of undefined exceptions as to be useless as a control measure. In addition:

#### 3.2.10 Industrial Development Criteria

3.2.10.1 The following criteria shall apply when reviewing industrial development applications:

Note that no development criteria follow the above statement. Sloppy!

#### 3.2.11.3 In prime agricultural areas:

1. The lands [to be developed] do not comprise specialty crop areas;
2. There are no reasonable alternatives which avoid prime agricultural areas; and
3. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas

In an era when Covid had shown us the supply chains are a major issue, and when climate change has destroyed crops in our usual import 'breadbaskets' why are we using

weasly terms like 'no reasonable alternatives' to permit the permanent removal of farmland ('lower priority' or not) from the Township? For sure, LH has plenty of unfarmable land on which to build – but farmland, once 'developed' is lost forever. There should be a permanent ban on building on usable (ie, previously farmed) farmland anywhere in the Township.

### 3.3 RURAL COMMUNITIES

There is no statement of how land should be developed in rural area, with what vision of the resulting community in mind. Properties are simply strung out along rural roads, with no concept of clustering to create small hamlets, or to provide for shared facilities or to allow for the development of mni-neighbourhoods. Within the RU zone there are some fairly large industrial developments -- for instance, the heavy machinery business recently set up on the north side of South Lavant Rd. west of 511. As far as I know, the constraints on development in RU zones were not developed after consultation with the existing community; probably they were simply transferred from other rural Official Plans.

And they are completely out-dated. For example, in RU zones, there are only four permitted housing types: Single dwelling units, Semi-detached and duplex dwellings and Accessory apartments – despite the fact that section 3.3.5.1 specifically calls for '1. Permit[ing] and zon[ing] a range of housing types and sizes.' As well, see my comments, above, with respect to 3.2.4.1

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Do you know what? I've now been working on this review for several hours, and I know it's a mug's game because none of my comments will be put into play. Public participation in the OP review process will be minimal; technical issues will receive more attention than social policy and community-development issues, and no over-arching sense of what the Township's future should be will be created or embedded in the OP.

So I'm going to stop the point-by-point review of the OP. However, I would like to speak to one more issue: namely, that the revised OP must require the Township to create an emergency plan – with the involvement of considerable 'local knowledge' and on an urgent basis. Given the brown fields I saw as I drove to town today, and given our complex but limited road system, one wonders what the people of

Lanark would do if a wild-fire occurred here when there is no emergency planning in place.

You can [edit this submission](#) and [view all your submissions](#) easily.

## Susan Berlin (addendum comments 15-9-2021)

Thank you very much for your detailed reply. I am replying in similar detail to your specific questions, as follows:

1. Yes, flexibility is required in 'unique circumstances.' The phrase implies those circumstances are rare, and the OP wording should emphasize that. Flexibility in rare circumstances can best be achieved by using strong words and then stating that exceptions may be entertained under rare circumstances, 'for instance this this and this and similar situations.' That gives an entirely different sense of what's intended -- and creates a legal underpinning to requirements. Further, it provides clarity to people making decisions about potential uses for their properties; as long as 'wiggle-room' is built into a legal document, people will buy properties with exceptionalities in mind. Sometimes a clever argument will get them what they want; sometimes they will be disappointed. That's a formula for creating a sense of unfairness -- not a good thing in a legal document.

2. In general, I haven't been involved in planning approvals at the Township. But I have attended virtually all meetings of Council in this term, and in my opinion, there have been quite a few approvals -- particularly those concerning waterfront development -- that have strained interpretations of OP requirements, permitting encroachments on lake protections via reducing setbacks, etc.. (I agree that can be described as a 'consistent' approach, but not in a wonderful way.)

I was personally involved in one planning application in which the opposite use of 'exceptions' produced a negative result. I will summarize what happened here (full documentation is available). Some friends and I proposed a small (12 unit) seniors' co-housing project. We didn't want to go through a rezoning, on two grounds: the increased cost, time and uncertainty involved; and the sense that such developments were encouraged by the Province and should be available on an as-of-right basis both for us and for others. Further, we were advised by a planner (not from LH) that our proposal sat within the 'rural co-op' clause of the Zoning By-Law which reads as follows:

"Shall mean a single planned development on a property owned in common including an incorporated cooperative, non-profit organization, land trust or family farm, where the ownership and responsibility for the maintenance of all land uses, buildings, structures, services rests with the members."

Nevertheless, among other questionable reasons for turning down the proposal, we were told that our project could not be approved under that clause because we were not a co-op. Not only is that inaccurate (since as written, the clause describes several non-co-op options) but we had a legal opinion that there is case law stating that the title of a clause does not limit the content of the clause. Of course, we were also told that having a law firm carry out the necessary legal research and take the case to court would cost multi-thousands of dollars and probably years in terms of time. As a small group of elderly pensioners, clearly we could not entertain that option.

Obviously, there's a certain amount of personal bias on my part in this case -- but it does seem to me that the 'flexibility' at play here resulted in a loss to the Township of a useful project and its resulting tax base; a loss to twelve older people who would have liked the independence and support offered by co-housing; and a failure of LH to live up to the current OP clause with respect to provision of affordable housing. I find it difficult to look at this instance and not see a reluctance to carry out the intent of the OP, the Zoning By-law, the PPP and provincial requests to municipalities, carried out via 'flexible' interpretations of Township regulations.

2. *'The issue of the importance of the environment versus the importance of development is challenging.'* I agree. However, the current OP employs a very restricted definition of environmental issues, and one which (due to our current understanding of environmental issues, and the relationship between environmental protection at a small scale and the climate crisis must be altered. Funding to the Conservation Authority has been drastically cut in a politically-motivated effort to gut its effectiveness. Our Health Unit is particularly ineffectual on policy issues, and will certainly not work to expand provincial responsibilities with respect to the environment. It's disingenuous to fall back on the opinions of these two organizations rather than taking our own policy positions. Further, though I recognize that provincial law overrides municipal options, it's my view that provincial standards represent a floor, not a ceiling. Given the urgency of environmental issues and the inter-connection between local conditions and climate control (did you know that 50% of greenhouse gas emissions are either produced by or under the control of municipal governments?) we cannot afford to back away from 'challenging' issues.

4. All of which leads directly into your comments on the need to update the OP on the subject of climate change. On that subject, have you seen the Tay Valley Climate Action Plan? Are you aware that it was developed with a great deal of community involvement? I am concerned that the OP process planned for LH seems to provide for only one community meeting, to be held more or less at the end of the process. While I'm aware that one community meeting is all the Province requires for an OP review, my personal (and professional) feeling is that involving the community in a well-planned series of meetings will both permit the incorporation of local knowledge and create dramatically more 'buy-in' for the eventual plan. Not to mention that it will educate the public about the role of an OP; at the moment, I believe most people think an OP determines permitted lot sizes and the like.

5. *The water and sewer issues associated with Lanark Village are well documented and understood.* They are also very well known to most people in the community. Unfortunately, that has been the case for at least 20 years, and is a continuous irritant to residents. It has occurred to many of us that the status quo actually has some advantages to Council, since the \$6 million for W&S has been used repeatedly as a source of loans to cover Township projects. I'm sorry, but 20 years of 'understanding' the situation isn't acceptable.

6. *The issue of affordable housing is one of the most challenging planning and societal matters that I have had to deal with during my 33 year career.* That's true. But both the Province and the federal government have specifically requested that municipalities update the options available in their Official Plans and Zoning By-Laws to better accommodate changing demographics. The Township doesn't have to *provide* affordable housing; but it does have to make it possible for others to offer such things as Tiny Houses, Granny flats, Co-housing, etc. none of which are currently supported in LH. Again, Tay Valley has made some of those options available, while LH has remained quite stiff-necked on the subject.

(And by the way, if you'd like to hear some of my ideas on how the Township might actually attract some post-1950 developments, I'd be happy to sit down with you and discuss it. But in the context of the OP review, all that's needed is the setting-out of regulations that at least *permit* alternatives in housing.)

7. *Your statement about the heritage conservation policies is valid and requires some additional research on my behalf... I will explore this issue in more detail with staff.* Might I suggest that you also explore this with people in the community? They have shown considerably more concern for action on -- for instance -- the Kitten Mill than has been evident on the part of the Township.

Further -- it is contrary to public trust to include in a legal document elements which do not exist in fact.

9. *Your statement about ongoing shoreline development being incompatible with maintaining lake water quality has merit.* Have you visited some of the 'redevelopment' -- for instance, on White Lake? Redeveloping a small cottage into a minor mansion surely is not the intent of the OP, and furthermore is quite likely to have an increased impact on lake-water quality.

Are you aware that highly-qualified people living on White Lake have been studying water quality there for some years? I think that you might consult with them when preparing changes to this section (I can give you contacts if you like).

I'm going to send this (incomplete) response as-is, on the grounds that I can write more later but you have a schedule to keep and I should send these notes now. More to come.

And thank you for your invitation to discuss these (and other) OP issues. I don't know where you're based, but I'd be happy to sit down with you sometime and talk about the review process.

Sincerely,

Susan Berlin



Name

Bob Mingie

Comment / Question

1) To the degree we wish to grow the number of tax paying establishments/houses in the Township we should simplify the severance process and increase the number of severances permitted, particularly along the already paved roads (County and Township).  
2) In my opinion water and sewer for the existing Village is not financially feasible. In this regard we should consider how we might make such services available to new residential or industrial sub-divisions (in locations amenable to such services at lower implementation costs)  
3) Given our relative emptiness we should initiate capacity expansion at one or more of our waste sites so that expanded capacity is available for the next 50-100 years.  
4) Demographics are a reality that needs to be factored into the infrastructure (and local services) that we will require over the next 20+ years.



## Community Question/Comment Form

Name

Susan Breckenridge

Comment  
Question

/ I would like to see more use and advertising of our Heritage sites (community centers, heritage buildings and monuments).  
I would like to see our communities develop further with industry, stores, houses, especially the village. We need to make it beautiful again!  
In order to do this we need to complete the MANAGED WATER SYSTEM in the Village which has been promised for way too long. I would like to see the monies used that we were given to do that work. With safe water and sewage disposal, our Village will have opportunity to GROW and attract newcomers and keep the existing ones safe.  
I would like all our Highland communities to have the same "contracts" with the volunteers and Community centres. This really means finishing the business of amalgamation which was not completed. Everyone has a different contract with the Township. I would like us to make use of the County's resources to help us get all this work done.  
I would like to see more development for the use of our natural resources, waterways, fishing spots, trails (ski doo, atv, bicycles, walking), woodlands. I would like us to be more like our bigger neighbours. I believe we need to stop thinking on how to save money for taxpayers and to increase taxes as every other township does. Without asking for more taxes, we cannot grow ever. You cannot grow unless the taxpayers grow with you and the people want to see the growth and beauty restored. All our neighbour communities are growing, I see very little growth in our area, save the waterfronts on some lakes. Our aggregates have been depleting over the years and they have been valuable for a very long time. We have industry that could give us more tax dollars here locally. We need to keep our people, so development of recreational activities for all age groups would be a great way to keep/bring the people here and get them together, ...building communities. Farming is important for home grown foods. We need to be self sufficient. We should develop a business community with a voice. We need to fill our schools with children. We need families to choose the Highlands. Let's make it a wonderful place to live, grow and prosper! Thank you for reading this run on...But these are the things my family

and I treasure the most about the Highlands....it's  
untapped values and restoring the ones we already have.

You can [edit this submission](#) and [view all your submissions](#) easily.

Name

Marthe Bucci

Comment / Question

Apparently a permit is not required to build an airstrip on property you own in Lanark Highlands if it is for your own personal use.

To enable the township to have control over the number, use and location of these personal airstrips a bi-law is necessary and a permit should be mandatory.

Otherwise the township runs the risk of excessive and possibly dangerous numbers of these airstrips, environmental damage (eg. bulk fuel storage) and noise pollution.



Name

Arlene Grenier

Comment / Question

As a senior my biggest concern is the potential closing of our local station 5 firehall on Snye Rd. Lack of quick emergency medical and fire will increase my risk and also double my insurance premiums. The lack of a safe road is also a primary concern and this needs to be moved up for priority repairs. I feel that no plan for future development in the township enticing new industry and housing will have long term repercussions.

**EXTERNAL EMAIL\*\*** This message originated from outside Jp2g's network. Please use caution when opening attachments or following links.

15-9-2021

Good Morning.

I hope you are enjoying the beautiful September weather we have been having this week!

I seem to have missed the deadline for community comments around the Lanark Highlands plan but I hope you will consider my comments anyway.

My partner, Jack Hollinger, and I have been talking about the sale of farmland to build cheap, soul-less housing, for quite a while. Driving along the country roads used to be a beautiful activity. Small developers are buying up farmland to build quick houses out of vinyl siding and asphalt shingles and then selling to a buyer looking for affordable housing. This is taking away our precious farmland and ability to grow food. It is a thought-less way of building a "home" for a family. There is no personal connection or consideration to the process or end product. It is very poor rural planning and it is environmentally destructive.

I also write to ask the Council to include increased protection for our shorelines on waterfront lands. The wording needs to be clear that these actions are required and will be enforced.

Thank you for considering our letter which represents many more from our community who also were not informed of this process.

Sincerely,

Donna Klassen, Jack Hollinger

Dear Mr. Symes,

During a recent conversation with a fellow White Lake resident, I was told of the process you are initiating with regards to the Official Plan for the Township of Lanark Highlands. I also learned that you may not be aware of important aspects of lake management for White Lake, nor the ongoing work which has already been done by the White Lake Property Owners Association (WLPOA).

The WLPOA is a grass-roots association which has been active since 1983. The organization represents the entirety of White Lake, which incidentally, resides in four separate Municipalities and two Counties.

For the past 8 years, local scientists (including myself) have been studying water quality in White Lake, as well as many other aspects related to lake health and management. All of the work we have completed, including our reports and those of others going back to 1821, are enshrined in our White Lake Science and Information Website: [www.wlpp.ca](http://www.wlpp.ca). I would encourage you to consult this website in order that you may appreciate the efforts we have gone to help protect and preserve White Lake.

First of all, White Lake is situated in the Madawaska Watershed and so is not under the management or authority of any Conservation Authority. White Lake is a major contributor to the tax revenues on which LH depends. The White Lake community makes up a significant, and some may say, second concentration centre in LH. Equity of resources returning to the White Lake Community is a major concern to White Lake taxpayers, an issue which I am sure you have been made aware of.

An important question is to explore who is managing White Lake? Years ago, the Ministry of the Environment devolved many responsibilities to individual townships. Today, most if not all of Council is unaware of this fact.

The Official Plan should address this issue and clarify both Provincial and Municipal responsibilities for lake management and especially for White Lake. Currently, there is no significant oversight on White Lake health and our Municipal Council has shown no interest in engaging with the WLPOA or indeed taking any action to protect White Lake. Enforcement of current bylaws would be a good start.

At this very moment, there is a very large and potentially dangerous blue-green algal bloom on White Lake. It is the responsibility of LH Council to ensure the health and safety of White Lake residents and cottagers. Yet, there is no plan in place to create a contact list so that all can be informed of the danger.

Further, there appears to be no inclination to communicate with the other three municipalities which share the lake and to create a plan to preserve the lake and manage its use.

There are many issues needing urgent attention which stems from the situation I have described above. These issues have never been discussed by council.

I hope that in your review report that you highlight the need for LH to have a plan for the management of its waterways which lie outside of a Conservation Authority. The reinstatement of the LH Environment Committee should be recommended. This year, a motion to create such a committee was deferred and never taken up again by Council. This, after all members of Council, as electoral candidates, promised to support the creation of an Environment Committee.

The OP for LH is a very important document, and every effort should be made to ensure that it is accurate and includes all of its citizens and their reasonable needs.

Sincerely,  
D, Conrad Grégoire, PhD.

September 18, 2021

**APPENDIX D: COUNCIL/STAFF SURVEY QUESTIONS**

## Lanark Highlands Staff/Council Interview Questions – OP Review

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1. What do you believe is the role of the Official Plan?
2. Have you ever used the OP or referenced policies in the Official Plan?
3. How does the OP affect you?
4. What type of development would you like to see happening in the Twp in the future that is not taking place now?
5. Is there currently any development taking place in the Township that concerns you or that you believe should not be happening?
6. Are there currently any Official Plan policies that you believe are causing concerns or are problematic?
7. How well do you think the Township is addressing the threat of climate change?
8. What do you think should be the focus on expanding economic activities in Twp?
9. How important are the area's natural resources to the well-being of Lanark Highlands (aggregates, wetlands, lakes and rivers, forests, habitat)?
10. Do you think the Township should do more to protect its natural resources?
11. Do you value the services the Conservation Authority provides the Township in managing natural resources?
12. General Comments?



**APPENDIX E: CLUSTER LOT DEVELOPMENT POLICY EXAMPLE**

## **Cluster Lot Development Policy Example**

A cluster lot development is a grouping of five to 10 lots created through the consent process for clustered rural residential development. The main purpose of this alternative form of rural residential development is to direct housing away from public roads, reduce the visual impact of strip development, and increase the financial viability of scattered rural residential development.

Since the cluster lot development is a new approach to rural residential development, it will be treated initially as a pilot project. The maximum number of residential lots which can be created under the pilot project within Lanark Highlands shall be 40. The cluster lot development policies and the success of their implementation shall be assessed during the five year review of this Plan. If necessary, appropriate changes to the policies will be made following the review of this Plan.

The following policies shall apply to cluster lot development proposals:

1. The parent property from which the cluster lot development proposal is severed has a minimum lot area of 20 ha (50 acres).
2. The single internal road serving the cluster lot development shall be a private road built and maintained to standards set by the Township in accordance with the private road policies of this Plan.
3. The access point to the development from the public road must be located so that no safety hazards are created at the intersection.
4. Lots are to be serviced either by private individual water and sewage systems or by communal systems. A communal water and sewage system shall be built in accordance with the requirements of the Town and the province. Appropriate servicing studies, including a hydrogeological review, shall be required.
5. The overall density of development shall be approximately one residential lot per hectare of land. The size of the individual building lots may be as small as 0.4 hectares provided sufficient common land is provided to meet the overall density of one residential lot per hectare of land. The minimum lot size shall not include lands within the "Flood Plain" designation.
6. Generally, the placement of dwellings within the cluster lot development shall be determined based on the following considerations:
  - (i) houses should either be set back from the nearest public road a minimum of 60 metres or the dwellings must be screened from such road by topography or mature vegetation;
  - (ii) the siting of dwellings shall take into consideration the significant landscape features, vegetation, wildlife habitats, or other resources on the property, and avoid such areas;
  - (iii) Identifiable features of rural character are maintained or enhanced through the location of the dwellings;
  - (iv) the siting of dwellings shall blend as much as possible with the natural landscape so that the rural character is relatively undisturbed;
  - (v) when the 60 metre setback is waived due to a screen of mature vegetation, agreements must be entered into that ensure the screening effect of the vegetation is not compromised. The site plan control process shall be used to carry out this requirement.
7. Appropriate buffering shall be provided where a cluster lot development is in close proximity to an active agricultural operation.
8. The cluster lot development may include land held in common ownership to be used as open space for recreation, as a site for communal systems, or for an access road right-of-way. Once common land is set aside, it cannot be developed further. Such land may be managed under a "common elements condominium".
9. In the event that the lots are being proposed within significant natural features or lands adjacent to such features, an Environmental Impact Assessment shall be required.
10. If the private road accessing the cluster lot development crosses private land, a deeded right-of-way adequate for right-of-use, road construction and maintenance must be provided, together with an agreement for the maintenance of the right-of-way by the benefiting owners.
11. Residential uses (including accessory structures), private or communal wells, sewage disposal facilities, and access roads shall not be permitted on prime agricultural lands, or where there are aggregate resources,

wetlands, flood plains, or significant habitat of endangered or threatened species. Where the development affects lands adjacent to natural heritage features, the appropriate policies of this Plan apply.

12. Proponents of cluster lot development proposals shall be required to submit an accurate site plan which identifies lot sizes, frontage, lands to be held in common ownership, proposed building and septic system envelopes, natural features including treed areas, slopes, watercourses, drainage courses, and low areas subject to ponding/flooding.
13. The Township shall develop design guidelines for cluster lot development proposals.

