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VIA EMAIL ONLY

August 5, 2026

Sheridan Graham, CAO/Clerk
Peterborough County
sgraham@ptbocounty.ca

**Re: Peterborough County Official Plan
MMAH File No.: 15-OP-227956**

Dear Sheridan Graham,

Please find attached a Notice of Decision regarding the above-noted matter.

If you have any questions regarding this matter, please feel free to contact Michael Elms, Manager, Community Planning and Development, Eastern Municipal Services Office, by email at michael.elms@ontario.ca, or Dan Ethier, Team Lead, Community Planning and Development, Eastern Municipal Services Office, by email at dan.ethier@ontario.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jen Liptrot".

A second handwritten signature in blue ink, identical to the one above.

Jen Liptrot, Regional Director
Municipal Services Office – East

- c. Bryan Robinson, Director of Planning, Development and Public Works, Peterborough County
Keziah Holden, General Manager of Planning, Peterborough County

File Number: 15-OP-227956
Municipality: County of Peterborough
Subject Lands: All lands within the County of Peterborough

Date of Decision: August 4, 2026
Date of Notice: August 5, 2026

NOTICE OF DECISION

With respect to County of Peterborough Official Plan
Subsection 26 of the *Planning Act*

A decision was made on the date noted above to approve the new County of Peterborough Official Plan adopted by By-law 2022-47, subject to 46 modifications.

Purpose and Effect of the Official Plan Amendment

The County of Peterborough Official Plan contains goals, objectives and policies to guide land use decisions within the planning area. The new official plan, approved as modified, is consistent with the Provincial Planning Statement, 2024 and conforms to applicable provincial plans. The modifications address provincial policy direction related to the identification and protection of natural resources, natural and cultural heritage, as well as appropriate planning for municipal infrastructure and public service facilities. A copy of the decision is attached.

A decision is being withheld on portions of the official plan addressing growth management, employment areas, and the identification of a natural heritage system, until such time as additional work is undertaken by the County in accordance with the Provincial Planning Statement (PPS), 2024.

Decision Final

Pursuant to subsections 17 (36.5) and (38.1) of the *Planning Act*, this decision is final and not subject to appeal. Accordingly, the new County of Peterborough Official Plan, as approved with modifications by the Minister, came into effect on August 4, 2026.

Other Related Applications:

N/A

Getting Additional Information

Additional information is available on the County of Peterborough's website:

[New County Official Plan | County of Peterborough](#)

or by contacting the Ministry of Municipal Affairs and Housing:

Ministry of Municipal Affairs and Housing
Municipal Services Office - East
8 Estate Lane, Rockwood House
Kingston, ON K7M 9A8

Inquiries can be directed to the attention of Damien Schaefer, Senior Planner
Tel.:613-484-7247
Email: Damien.schaefer@ontario.ca

DECISION

With respect to the
County of Peterborough Official Plan
Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve the repeal of the County of Peterborough Official Plan, and all subsequent amendments thereto, pursuant to By-law 2022-47, insofar as this official plan is in effect, save and except as it applies to lands identified in Part B of this decision.

Furthermore, I hereby approve the County of Peterborough Official Plan adopted by By-law 2022-47, subject to the following modifications, as shown in Part A, with additions in **bold underline** and deletions in **~~bold strikethrough~~**. Part B identifies parts of the Official Plan where a decision is withheld.

PART A- MODIFICATIONS

1. **Section 2.2- Site Plan Control**, are modified so that they read:

The following classes of development ~~may be~~ **are** exempt from site plan approval:

- ~~• single-detached dwellings, except where new residential development by registered plan of subdivision or condominium is situated adjacent to the shoreline and/or environmentally sensitive areas.~~
- ~~• new single-detached dwellings on an existing lot of record which fronts on a private road or right-of-way, unless otherwise specified through local Municipal Site Plan Control by-laws.~~
- ~~• residential lots containing less than three dwelling units, unless otherwise required by the local Municipality.~~
- residential developments with 10 or fewer units unless located within 120 metres of a shoreline or within 300 metres of a railway line.**
- all buildings and structures accessory to the above uses including renovations and minor extensions thereto.

~~Notwithstanding the above exemptions, Site Plan Control and the need for an agreement may be imposed as a condition of consent for the purposes of implementing recommendations of a Natural Heritage Evaluation, Cultural Heritage Evaluation, Hydrological Study, Agricultural Impact Assessment or any other study submitted in support of an application. In addition, where deemed necessary by the local Municipality in order to address a specific concern for an exempted use, Site Plan Control may be imposed subject to approval by local Municipal Council or its delegated authority.~~

Any required site plan agreement in accordance with Section 41 of the Planning Act shall deal with the following, as appropriate:

- The location, massing, elevation and conceptual design of any buildings and structures **(with the exception of architectural design)**;
- The location and type of lighting and landscaping **(with the exception of aesthetic aspects of landscape design)**;

2. **Section 2.3- Zoning By-laws**, is modified so that it reads:

Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of **legally existing** uses which do not conform to the designations and provisions of this Plan.

At their sole discretion, local Municipalities may zone to permit continuation, expansion or enlargement of legally existing uses, or variations to similar uses, provided that such uses:

- have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan;
- **can be permitted consistent with the Provincial Planning Statement, including those policies related to the minimum distance separation formulae, and in conformity with provincial plans, including the significant threat policies of the Trent Source Protection Plan;**
- ~~have regard for Minimum Distance Separation I and II as prescribed by the Province, if applicable; and~~
- ~~have regard to the Trent Source Protection Plan;~~

Each case will be considered on its own merits by the respective local Municipality and may be subject to site plan control.

Nothing in this Plan derogates from the *Planning Act* provisions related to legal non-conforming uses, including section 34 (9) and 45 (2) of the Act.

3. **Section 2.9- Inclusionary Zoning**, is modified so that it reads:

The County and local Municipalities recognize Inclusionary Zoning as an optional land use planning tool a Municipality may use to require affordable housing units to be included in residential development of 10 units or more. These units would then need to be maintained as affordable over a specified period of time. The Planning Act allows Inclusionary Zoning to be utilized in a protected major transit station area or in **an area where a Community Planning Permit System is adopted or established areas where the community planning permit system has been required by the minister, or where the minister prescribes an official plan of a municipality to contain inclusionary zoning policies.** As of the date of adoption of this Official Plan, ~~there are no major transit station areas within the County, nor has any Municipality~~

~~adopted a Community Planning Permit System, therefore the requirements for the criteria for~~ use of Inclusionary Zoning within the County have not been met. Should these requirements be met in the future, an Assessment Report will be required in accordance with the Planning Act and an Official Plan Amendment will be necessary to authorize the use of Inclusionary Zoning.

4. **Section 2.13- Delegation of Authority**, is modified so that it reads:

In an effort to streamline planning decisions and in accordance with Section 39.2 of the Planning Act, the Council of a local Municipality may, by by-law, delegate decisions dealing with minor amendments to Zoning By-Laws to a committee of Council or to an individual who is an officer, employee or agent of the Municipality.

For clarity, By-Laws that are minor in nature ~~may~~ include, ~~but are not necessarily limited to:~~

- the removal of a holding symbol.
- the authorization of a Temporary Use By-Law applicable to land, buildings or structures.
- ~~• other minor Zoning By-Law Amendments as may be deemed appropriate by the Municipality.~~

A delegation of authority made by Council may be subject to conditions and may be withdrawn in respect of one or more of the By-Laws described above, as outlined in the Delegation of Authority By-Law.

5. **Section 2.15- Parkland Dedication** is modified so that it reads:

New development or redevelopment may be conditional on a parkland dedication, or payment in lieu in accordance with Section 42 and 51.1 of the Planning Act. The amount of land to be conveyed or payment in lieu will be determined in accordance with the Planning Act ~~or~~ and a parkland dedication by-law passed by the Municipality.

~~Local Municipalities may prepare a Parks Plan or Parks and Recreation Master Plan that further examines the need for parkland in the Municipality. Where such Plan is proposed, the local Municipality shall consult with every school board having jurisdiction in the Municipality and any other persons or public bodies the Municipality considers appropriate.~~

Prior to the passing of a parkland dedication by-law, local municipalities shall prepare a parks plan in consultation with local school boards that sets out the need for parks in the community.

~~2.15.1 Otonabee-South Monaghan Parkland Policies~~

~~In designated Rural Settlement areas, recreational needs shall be met by the acquisition of additional parklands so that an overall ratio of 2,000 square metres of parkland is provided for each 100 persons residing in each designated area. The allocation of parklands to each functional classification shall be as follows:~~

~~1) Community Parkland Due to the significant amount of regional parkland already provided in the Municipality by the Province, the County of Peterborough and the Otonabee Region Conservation Authority, no additional community parklands are required.~~

~~2) Community Recreation Facilities If the designated Rural Settlement areas become substantially developed, the existing community recreation facility at Keene could be expanded. Alternatively, another community recreation facility could be developed at Stewart Hall or Bailieboro to serve the western part of the Municipality.~~

~~3) Neighbourhood Facilities One combination neighbourhood playground and park may be provided as community need and municipal financial resources warrant in each designated Rural Settlement area, except Keene and any other designated area where a community recreation facility may be established. Since the minimum size of a neighbourhood playground/park should be 8,000 square metres, the Municipality should require cash-in-lieu of parkland in any designated area where the population is expected to be less than 400 persons.~~

6. **Section 3.1- Pre-Consultation and Complete Application** is modified so that it reads:

3.1.1 Proponents seeking an Amendment to the County Official Plan or submitting an application for Plan of Subdivision/Condominium ~~must~~ may be required to pre-consult with the County as approval authority ~~in accordance with the County's Mandatory Pre-Consultation By-Law, being By-Law 2015-04. Proponents may also pre-consult with Llocal Mmunicipalities may also require pre-consultation in accordance with their own Pre-Consultation By-Law for Zoning By-Law Amendments, Site Plans, Plans of Subdivision/Condominium or Official Plan Amendments. or other Planning Act applications.~~

Where there is no ~~Mandatory~~ Pre-Consultation By-Law, proponents are strongly encouraged to discuss proposals with the approval authority and any agency that may have jurisdiction.

3.1.2 In accordance with Regulations made under the Planning Act for the purpose of deeming a "complete application", the County and/or local Municipality may request additional information that it considers it may need when considering development proposals or Planning Act applications. Such information may include, ~~but is not limited to~~, any of the following:

- Agricultural Impact Assessment
- Archaeological **Study Assessment**
- Engineered Drainage Plan/Storm Water Management
- Financial Impact Analysis
- Flood Plain Mapping
- Forest Management Plan, Tree Survey/Inventory, Tree Preservation and Protection Plan, Woodland Evaluation
- Functional Servicing Report
- Hydrogeological Study
- **Hydrologic Evaluation**
- **Impact on Municipal/Other Services**
- Land Use Compatibility Study
- **Natural Heritage Evaluation Environmental Impact Study**
- Natural Resource Analysis
- Noise Impact and/or Vibration Study
- Notice under Section 59(2) of the Clean Water Act (Section 59 Notice)
- Planning Justification Report
- Public Consultation Strategy
- Record of Site Condition
- Servicing Options Report
- **Sub-watershed Plan**
- Survey or site plan produced by an Ontario Land Surveyor
- Traffic Impact Study
- Wildland Fire Assessment

3.1.3 ~~The list of studies above should not be considered exhaustive, nor~~ It should not it be construed that all studies listed above will be required for all applications. Each application will be evaluated on its own merit and studies requested based on site-specific conditions and the development proposed. The pre-consultation meeting will provide the proponent with specific study requirements necessary to support the proposed application and deem it complete.

The table below provides limited examples of the circumstances under which certain studies would be required.

Study Requirement	Application/Development Scenario
Agricultural Impact Assessment	Required for a proposed non-agricultural use outside a settlement area or rural settlement area boundary with potential to impact the agricultural land base in accordance with the policies of this Plan.
Hydrogeological Study	Required for development outside of serviced settlement areas where private sewage disposal and water systems are proposed in accordance with the policies of this Plan. Should provide an Page 48 assessment of soil and groundwater conditions, an evaluation of the ability of the site to accommodate private services and a plan illustrating the location of services, drainage and lot grading.
Natural Heritage Evaluation Environmental Impact Study	Required for development within or adjacent to key natural heritage features or key hydrologic features in accordance with the policies of this Plan.
Planning Justification Report	Any proposal for development or site alteration should demonstrate that it meets goals, objectives and policies of Provincial plans and policy statements, this Official Plan and any applicable local Official Plan and provide an indication of whether it conforms to applicable planning documents.
Engineered Drainage Plan/Storm Water Management	Required for any major development or site alteration proposed to address how stormwater runoff will be handled in terms of water quality and quantity, lot grading and drainage controls, and erosion and sedimentation measures.

7. **Section 3.4- Plans of Subdivision and Condominium** is modified so that it reads:
Proponents intending to submit an application for plan of subdivision or plan of condominium ~~are required to~~ may pre-consult with the County and local Municipality in

accordance with Section 3.1 of this Plan.

8. **Section 3.5- Consents** is modified so that it reads:

3.5.5 k) Existing lots that merged inadvertently due to common ownership may be separated, provided:

- i) The severance reflects the original lot configuration.
- ii) The subject property is still in the same ownership as when such merging occurred.
- iii) The severed and retained parcels meet servicing and road access requirements.
- iv) Any vacant parcel is not subject to flooding, and any parcel with existing buildings on site are flood-proofed to the highest recorded water level.
- v) **The subject lands are not designated Agricultural.**
- vi) **All other applicable policy requirements of this plan have been met.**

3.5.9 a) Lot creation in the Agriculture designation is discouraged. Limited severances will only be permitted in the following situations:

- i) For the creation of a new farm parcel, where both the severed and retained parcels are equivalent to a natural municipal lot of about 40 hectares, although they may be smaller due to municipal boundaries, shorelines and other natural features. **The creation of a new lot in accordance with this policy does not count towards the maximum number of lots that are permitted from a landholding.**
- ii) For agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate water and sewage services
- iii) **Up to one new residential lot per farm consolidation for a residence surplus to an agricultural operation. For a residence surplus to a farming operation as a result of farm consolidation.** In these circumstances, the new residential lot will be limited to the minimum size needed to accommodate the existing dwelling, any associated outbuildings and water and sewage services and the residential dwelling to be severed must have existed before July 1, 2017. The planning authority will ensure that new residential dwellings are prohibited on any remnant parcel of farmland through rezoning.

3.5.11 b) Special Policies for Lands Designated Waterfront Residential On lands designated Waterfront Residential, consents must meet the following criteria:

A natural heritage evaluation will not be required where the only natural feature impacted by the severance is a river or inland lake, unless it is requested by the County, local Municipality or other public agency having jurisdiction or other policies of this Plan require it.

9. **Section 3.6- Official Plan Amendments** is modified so that it reads:

The policies in this section are to be used in the evaluation of amendments to this Official Plan. However, policies from throughout this Plan may contain additional policies governing development proceeding by way of Official Plan Amendment.

~~Applicants intending to submit an application for Official Plan amendment are required to pre-consult with the County and the respective local Municipality in accordance with Section 3.1.~~

7) Removing land from the Agriculture designation is ~~not only~~ permitted ~~and can only be done through a Municipal comprehensive review for expansions of existing settlement areas or identification of new settlement areas.~~

10. **Section 3.7- Non-residential Development Criteria** is modified so that it reads:

Section 3.7.12 The encroachment of sensitive land uses and industrial uses on one another is discouraged. A separation distance in accordance with Provincial guidelines will be incorporated between sensitive uses and industrial uses or other facilities that by their nature are incompatible with sensitive uses. In accordance with the Provincial D-series guidelines, the following minimum separation distances between industrial land uses and sensitive land uses should be provided:

Class 1 Industrial Facility -- 20 metres

Class 2 Industrial Facility -- 70 metres

Class 3 Industrial Facility -- 300 metres

Impacts may be realized on lands outside of these minimum separation distances. Based on the following influence areas for the three classes of industrial facilities, further study may be required:

Class 1 – 70 m influence area

Class 2 – 300 m influence area

Class 3 - 1000 m influence area

11. **Section 3.8- Minimum Distance Separation (MDS)** is modified so that it reads:

3.8.1 MDS does not apply in the following situations:

- to lands designated Rural Settlement ~~or Waterfront Residential~~
- within Havelock, Lakefield, Millbrook, Norwood and Bridgenorth, and
- ~~to~~ for building permits on lots which ~~existed~~ existed prior to March 1, 2017

3.8.3 The local Zoning By-Law may identify **closed or low visitation** cemeteries, if any, and whether they are to be treated as a Type A or Type B land use for the purposes of completing the MDS **II** calculations.

12. **Section 3.10- Cultural Heritage** is modified so that it reads:

Cultural heritage resources are an important component of the County's history and community identity and contribute to the creation of a sense of place and overall community belonging. **Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes.** As such, it is the intent of this Plan that significant cultural heritage resources be identified, conserved and enhanced whenever practical and that all new development occur in a manner that respects the rich cultural heritage of the area, including heritage buildings and structures, cultural heritage landscapes, and archaeological resources.

Local Municipalities and/or the County are encouraged to and may, at their discretion:

- establish a Municipal **cultural** heritage, ~~heritage district or architectural advisory~~ committee to advise and assist Council in matters related to cultural heritage **as council may specify by by-law;**
- develop and maintain a ~~cultural heritage resource database or inventory, where inventoried heritage resources may be considered for designation under the Ontario Heritage Act;~~ **register of properties that have been designated under the Ontario Heritage Act, and properties that have not been or cannot be designated but Council considers to be of cultural heritage value or interest**
- pass by-laws in accordance with the Ontario Heritage Act to designate ~~buildings~~ **properties of cultural heritage value or interest and heritage conservation districts, districts and sites of historical, cultural or architectural merit or uniqueness;** and/or

13. **Section 3.10.2- Archaeological Resources** is modified so that it reads:

3.10.2.4 Where significant archaeological resources are discovered an appropriate mitigation strategy will be developed and conducted to the satisfaction of the Province. In circumstances where significant archaeological resources ~~belonged to are~~ **associated with** Indigenous communities, the appropriate Indigenous communities will be notified of the findings, and ~~where preservation on site is proposed,~~ the proponent and the consultant archaeologist must ~~consult~~ **engage** with the appropriate Indigenous community ~~to identify approaches of commemoration and/or preservation when formulating mitigation strategies in accordance with the Standards and Guidelines for Consultant Archaeologists.~~

3.10.2.6 **Indigenous communities will be engaged early to ensure their interests are considered when identifying, protecting and managing archaeological**

resources, built heritage resources and cultural heritage landscapes. Indigenous communities may have an Archaeological Protocol that they may use when engaged in consultation regarding an Archaeological Assessment.

14. **Section 4.1.2- Agriculture** is modified so that it reads:

The Agriculture designation applies to areas where prime agricultural lands predominate and ~~where the Province has identified the lands as being agriculturally productive through their Agricultural Systems mapping.~~ Associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture.

These areas shall be protected for ~~agricultural uses from incompatible, non-agricultural development~~ long-term use for agriculture.

Any refinements to the mapping of the Agriculture designation can only occur ~~through a municipal comprehensive review~~ for expansions of existing settlement areas or identification of new settlement areas.

4.1.2.1 The predominant use of land within the Agriculture designation ~~will be shall include agricultural uses.~~ Permitted uses also include *agriculture-related uses, on-farm diversified uses, agri-tourism uses*, existing residential uses, home occupations, home industries, bed and breakfast establishments, cemeteries, wayside pits (subject to the policies of this Plan), and conservation and forestry.

4.1.2.3 Agricultural System ~~in Cavan Monaghan~~

The County is required ~~by the Growth Plan to implement the Provincial Agricultural Systems mapping for the Township of Cavan Monaghan.~~ to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

The Township of Cavan Monaghan is required to designate and protect a continuous agricultural land base in the Township's Official Plan in accordance with the provincial guidance and consistent with the County's approach.

~~The Agricultural System for Cavan Monaghan is shown on a Schedule that forms part of this Plan. Lands identified as agricultural on this Schedule must be implemented in the Township's Official Plan. This mapping is provided at a high level, and Cavan Monaghan maintains the ability to recognize key natural heritage features, key hydrologic features, natural linkage areas and existing land uses in an appropriate designation in the local Official Plan. Minor deviations to better align the mapping with parcel fabric, roads or other prominent features on the ground is also permitted provided the overall intent of protection for the system is maintained. New employment areas are encouraged to locate in settlement~~

~~areas, however, where it is determined that employment areas are necessary outside of settlement areas an Amendment to this Plan is not required provided the establishment of a new employment area conforms to the policies below. Until such time as Cavan Monaghan updates its existing Official Plan to be in conformity with this Plan, development may proceed in accordance with the existing land use designation in the Township's current Official Plan provided: a) Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an Agricultural Impact Assessment. b) The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced. c) The development complies with applicable policies of this Official Plan and any applicable Provincial Plans and Provincial Policy Statement.~~

15. **Section 4.1.3- Rural** is modified so that it reads:

4.1.3.1 Permitted uses in the Rural designation shall include agricultural uses, agriculture related uses and on-farm diversified uses, as well as low-intensity recreation uses, conservation and forestry uses, schools, cemeteries, commercial kennels, small scale commercial and industrial uses and wayside pits. Low density residential development, group homes, home occupations, home industries, bed and breakfast establishments, mineral and petroleum exploration, mineral, petroleum and mineral aggregate operations are also permitted.

16. **Section 4.1.8- Extractive Industrial** is modified so that it reads:

4.1.8.1 Permitted uses within the Extractive Industrial designation shall include sand, gravel, quarry and mining operations. Accessory uses to the primary extractive and operations such as drilling, blasting, crushing, screening, washing and blending aggregate, aggregate recycling, aggregate storage, weigh scales, associated buildings and concrete and asphalt batch plants may also be permitted.

~~These associated operations will only be permitted where they are compatible with other uses permitted in the Extractive Industrial designation and will not hinder the rehabilitation of these areas for other land uses.~~

~~Rural uses, excluding residential, will generally be permitted in the Extractive Industrial designation, provided it can be shown that aggregate extraction is not feasible, or the proposed land use serves a greater public interest, or the rural use would not preclude aggregate extraction in the future.~~

4.1.8.2 vi) Within the Natural Heritage System as shown on the Natural Heritage System Schedule attached to this Plan, new mineral aggregate operations and new wayside pits and quarries shall not be permitted:

- o in significant wetlands;
- o in significant habitat of endangered species and threatened species except in accordance with provincial and federal requirements.;
- ~~o in significant woodlands, unless the woodland is occupied by young plantation or early successional habitat as defined by the Province, in which case the applicant must demonstrate the health, diversity and size of the feature will be maintained or enhanced, and that any permitted extraction within the woodland will, once completed, be rehabilitated as early as possible. Rehabilitation will ensure that the woodland feature will maintain or enhance connectivity to any other key natural heritage features and key hydrologic features on the site and on adjacent lands.~~

vii) Expansions to existing mineral aggregate operations may be permitted in the Natural Heritage System, ~~including in key natural heritage features, key hydrologic features and any associated vegetation protection zones,~~ only if the related decision is consistent with the Provincial Policy Planning Statement and satisfies the rehabilitation requirements of this Plan, and applicable Provincial plans.

viii) ~~All new mineral aggregate operations must demonstrate:~~

- ~~o how the connectivity between key natural heritage features and key hydrologic features will be maintained before, during, and after the extraction of mineral aggregate resources;~~
- ~~o how the operator could replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands;~~
- ~~o how the water resource system will be protected or enhanced; and~~
- ~~o how any key natural heritage features and key hydrologic features and their associated vegetation protection zones being impacted will be addressed through rehabilitation, as outlined in Section 8.~~

17. Section 4.3.1- Natural Core Area is modified so that it reads:

The Natural Core Area ~~designation~~ is intended to recognize provincially significant wetlands, locally significant wetlands, non-evaluated wetlands, streams and a 30 metre vegetative buffer surrounding these features. The Natural Core Area consists of the Natural Core Area – Provincially Significant Wetlands designation and the Natural Core Area overlay. ~~and streams, together with lands that form a vegetation protection zone around these key hydrologic features. The vegetation protection zone is measured from the outside boundary of the key natural heritage or key hydrologic feature. Where the Natural Core Area – Provincially Significant Wetland is shown on schedules of this Plan, policies pertaining to provincially significant wetlands shall apply.~~

4.3.1.1 – Permitted Uses

Permitted uses in the Natural Core Area **designation overlay** shall include fish, wildlife and forest management, conservation projects and flood or erosion control projects, ~~existing~~ agricultural uses and accessory uses, infrastructure uses, mineral aggregate operations, wayside pits and quarries, low intensity recreational uses, and **legally** existing uses on existing lots of record.

4.3.1.2 New Development

a) Development **and site alteration**, including the creation of new lots, **within provincially significant wetlands** is not permitted. ~~within the Natural Core Area designation. Exceptions may be provided for new construction on existing lots of record and expansions to existing structures as outlined below, or where a wetland sequence mitigation strategy is being utilized in accordance with Section 6.3.1.~~

b) ~~Notwithstanding subsection (a) above, it is recognized that the Natural Core Area designation may not be accurately reflected on Land Use Schedules due to the mapping accuracy of the underlying feature, particularly non-evaluated wetlands.~~

c) ~~New buildings or structures proposed on an existing lot of record must demonstrate that there is no alternative outside of the Natural Core Area designation and the development must be directed away from the associated feature to the maximum extent possible in order to protect the feature and its functions.~~

d) ~~Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses requiring Planning Act approval which bring the use more into conformity with this Plan may be permitted, subject to demonstration that the use does not expand into the key hydrologic feature or key natural heritage feature or vegetative protection zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure.~~

e) ~~Expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses and expansions to existing residential dwellings may be permitted, provided it is demonstrated that:~~

- ~~• there is no alternative, and the expansion or alteration in the feature is minimized and, in the vegetation protection zone, is directed away from the feature to the maximum extent possible; and~~
- ~~• the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.~~

f) ~~Where the Natural Core Area designation extends into an area already designated Extractive Industrial and licensed for extraction, the policies of the Extractive Industrial designation shall apply. Expansions to existing mineral aggregate operations and the establishment of new mineral aggregate operations~~

~~may be permitted in the Natural Core Area designation, subject to meeting the requirements of Section 4.1.8, Section 6 and Section 8, as applicable~~

b) The creation of new lots within locally significant wetlands and the 30 metre vegetative buffer may be permitted. Any development proposed within 120 metres of the wetland will require an Environmental Impact Study and must meet the criteria in Section 6.3.1. Applications must demonstrate that there is a suitable building envelope on the lot that is located outside the wetland and its buffer to site the proposed use and its associated water and sewage services. The wetland and buffer area must be appropriately zoned to preclude development.

c) The creation of new lots within non-evaluated wetlands and the 30- metre vegetative buffer may be permitted subject to meeting the criteria in Section 6.3.1.

d) The creation of new lots within 30 metres of streams may be permitted, provided there is a suitable building envelope on the lot that is located outside the stream and its buffer to site the proposed use and its associated water and sewage services.

e) All new lots are subject to the policies of Section 3.4 or Section 3.5, as applicable.

f) Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, foot bridges, fences, docks and picnic facilities, are permitted only if the applicant demonstrates that the adverse effects on the ecological integrity of nearby features will be kept to a minimum by keeping disturbed areas to a minimum, avoiding the most sensitive portions of the site, such as steep slopes and organic soils.

g) New buildings or structures on existing lots of record, or alterations to existing buildings or structures, must be directed to areas outside of wetlands on site and should be directed away from other identified features to the extent possible.

h) Nothing in this designation is intended to limit the ability of agricultural uses to continue.

i) Where it has been determined through consultation with ~~the local Conservation Authority or appropriate approval authority~~ through the delineation of wetland boundaries by a qualified professional that no ~~key hydrologic features or their associated vegetation protection zones~~ wetlands or other environmental features are present on a site, the abutting land use designation shall apply without need for an Official Plan Amendment. For island properties where there may be no abutting land use designation, the Waterfront Residential designation may apply as appropriate.

18. **Section 5- Growing Our Communities** is modified so that it reads:

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the area, lands which are designated and available for residential development to accommodate a minimum of 15 years of residential growth shall be maintained and land with servicing capacity sufficient to provide at least a three-year supply of residential units

available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans should ~~shall also~~ be maintained.

~~Settlement areas and rural settlements are identified on the schedules to this Plan, and no new settlement areas or rural settlements will be permitted to be recognized or established.~~

19. **Section 5.5- Settlement Area Expansions and Boundary Adjustments** is modified so that it reads:

Settlement Area Expansions and ~~Boundary Adjustments~~ New Settlement Areas

The boundaries of settlement areas and rural settlements in the County were last reviewed in 2022. ~~and expanded in accordance with the anticipated growth and allocations determined through the County's Growth Management Study.~~

~~The need to further expand any settlement area prior to an update to the Growth Management Study is not anticipated. Expansions of, or adjustments to, an existing settlement area or rural settlement boundary may be permitted only at the time of a municipal comprehensive review or in accordance with the Provincial Growth Plan and Provincial Policy Statement.~~

5.5.1

In allowing a settlement area boundary expansion, the following shall be considered:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined

through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and

g) the expanded settlement area provides for the phased progression of urban development.

Notwithstanding the above, new settlement areas may be identified only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

20. **Section 5.6.1- Affordable Housing** is modified so that it reads:

The most recent Housing Unit Needs Forecast associated with the Peterborough Housing and Homelessness Plan identified targets necessary to meet all housing needs for the regional market area to 2029.

The following targets have been projected to be necessary for the County:

- Affordable Rental Housing: 762 units
- Rent Geared to Income Housing: 96 units
- Affordable Ownership Housing: 234 units

The Housing Unit Needs Forecast provides further allocation of these figures among the local Municipalities. Additional information, including definitions of affordable housing, can be obtained from the Peterborough Housing and Homelessness Plan.

The definition of affordable housing in the Peterborough Housing and Homelessness Plan differs from the definition found in the Provincial Planning Statement. The Provincial Planning Statement requires planning authorities to establish and implement minimum targets for the provision of housing that is *affordable to low and moderate income households* and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs.

For the purposes of applying the above targets, the County shall determine affordability by applying the definition of *affordable to low and moderate income households* found within the Provincial Planning Statement and within Section 12 of this plan.

21. **Section 5.6.2- Additional Residential Units** is modified so that it reads:

Additional residential units can provide an effective form of intensification and increase the availability of affordable housing choices for residents. Additional residential units are defined as a dwelling unit which is ~~ancillary and subordinate~~ **in addition** to the primary dwelling unit that may be contained within the main building on a lot or in an accessory structure.

Additional residential units are permitted as-of-right on residentially designated lands in fully serviced portions of settlement areas. In these areas up to three dwelling units per lot are permitted, with either three units permitted in the primary building, or up to two units permitted in the primary and one unit permitted in an ancillary building such as a garage.

For all other areas in the County, Aadditional residential units are permitted in a single detached dwelling, semi-detached dwelling or townhome dwelling provided that the physical character of the dwelling is not substantially altered.

5.6.2 14) Within the Rural and Agriculture designation, additional residential units must be compatible with and not hinder surrounding agricultural operations and must minimize the amount of land taken out of agricultural production. Where the additional unit is in an accessory structure, it must be in close proximity to the principal dwelling or farm building cluster. Within the Agricultural designation, up to two additional residential units are permitted and at least one shall be located within or attached to the principal dwelling.

22. **Section 5.8- Community Services and Facilities** is modified so that it reads:

Community Public Services and Facilities

The County and local Municipalities recognize the importance of ~~community services~~ **public service facilities** as a contributor to the quality of community life and as an attractor for economic investment. Several community services within the County, including Provincial Offences, Ontario Works, Child Care and Social Housing and Paramedic Services, are jointly shared with the City of Peterborough and are managed through the ~~Peterborough Regional Liaison Committee~~ **Greater Peterborough Joint Services Committee** and Council.

Before consideration is given to developing new public service facilities:

- a) the use of existing public service facilities should be optimized; and**
- b) opportunities for adaptive re-use should be considered, wherever feasible.**

Proposals for new health care and social service facilities will be reviewed by the relevant local health organizations and Provincial Ministries, and are encouraged to locate:

- in settlement areas;
- in proximity to major transportation routes;
- in proximity to other community services; ~~and~~
- where sufficient infrastructure and physical servicing is available; **and**

- on a site that supports the efficient delivery of emergency management services and to ensure protection of public health and safety.

23. **Section 6.3.1- Wetlands** is modified so that it reads:

Periodically soaked or wet lands being used for agricultural purposes, which no longer exhibit wetland characteristics, are not considered to be wetlands for the purpose of this Plan.

While provincially and locally significant wetlands have gone through an evaluation process and boundaries delineated, non-evaluated wetlands may not be mapped as accurately. ~~Where it has been determined through consultation with the local Conservation Authority or through the delineation of wetland boundaries by a qualified professional that wetlands and their associated vegetation protection zones are not present on a site, development may proceed in accordance with the policies of this Plan. Where the site remains within 120 metres of a wetland, a Natural Heritage Evaluation may still be required as outlined below.~~

~~Outside of settlement areas and rural settlements, development and site alteration is not permitted within any wetland or within the 30 metre vegetation protection zone surrounding the wetland.~~

~~Within settlement areas and rural settlements development, including the creation of new lots, is not permitted within any wetland or within the 15 metre vegetation protection zone. Where a Natural Heritage Evaluation recommends an alternative vegetation protection zone and is supported through peer review, the recommended alternative is to be implemented recognizing that this additional level of study takes into consideration the specifics of the site.~~

Development and site alteration shall not be permitted in provincially or locally significant wetlands. Any development proposed within 120 metres of a provincially significant or locally significant wetland will require an Natural Heritage Evaluation (NHE) Environmental Impact Study which demonstrates that there will be no negative impacts on the natural features or the ecological functions of the wetland, and may recommend mitigation measures and/or a minimum vegetation protection zone wherein physical construction or site alteration cannot take place. Recommendations of the Environmental Impact Study may be implemented through zoning, site plan, mitigation measures agreements or other means as may be appropriate.

Notwithstanding the above, the creation of new lots may be permitted within or may be traversed by locally significant wetlands provided it is demonstrated that there is a sufficient building envelope located outside the wetland and a minimum 30 metre vegetation protection zone. All requirements for the protection of the wetland and implementation of EIS recommendations remain the same.

Where available mapping identifies a non-evaluated wetland on lands intended for development, it must first be confirmed by a qualified professional that the feature is present on-site and, if so, its boundaries are to be delineated together with a 30 metre vegetation protection zone. The creation of new lots may be permitted within or traversed by these wetlands, without the need for an Environmental Impact Study (EIS), provided it is demonstrated that there is a sufficient building envelope located outside the wetland and the 30-metre vegetation protection zone. If the vegetation protection zone is proposed to be less than 30 metres, an Environmental Impact Study will be required which demonstrates that there will be no negative impacts on the natural features or the ecological functions of the wetland, and may recommend mitigation measures and a reduced minimum vegetation protection zone wherein physical construction or site alteration cannot take place.

Recommendations of Environmental Impact Studies may be implemented through zoning, site plan, mitigation measures agreements or other means as may be appropriate. In any case, where it is demonstrated that a wetland and any associated vegetation protection zone are not present on a site, development may proceed in accordance with the policies of this Plan.

24. **Section 6.3.2- Areas of Natural and Scientific Interest (ANSI's)** is modified so that it reads:

Areas of Natural and Scientific Interest (ANSIs) are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. Areas of Natural and Scientific Interest are shown on Schedules to this Official Plan.

~~Outside of the Natural Heritage System overlay, D~~development and site alteration is not permitted within provincially significant ANSI's, or within 120 metres of a provincially significant ANSI, unless it has been demonstrated by means of an Natural Heritage Evaluation (NHE) Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or the ecological functions of the ANSI.

~~Within the Natural Heritage System overlay, development and site alteration is not permitted within a life science ANSI. Any development proposed within 120 metres of a life science ANSI will require a Natural Heritage Evaluation (NHE) which demonstrates that there will be no negative impacts on the natural features or the ecological functions of the ANSI~~

25. **Section 6.3.3- Habitat of Endangered and Threatened Species** is modified so that it reads:

The species that occupy habitat of endangered and threatened species are listed on the Province's official Species at Risk list, as updated and amended from time to time. The Province administers the Endangered Species Act, 2007 (ESA) to protect and conserve

Species at Risk and their habitats. Under the ESA, the Province is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitats.

The habitat of endangered species and threatened species is not shown on any land use schedule or as an overlay since habitat is dynamic and species and habitat information is limited or not published. The most recent and accurate information available from the Province at the time of development application will be utilized.

~~Outside of the Natural Heritage System overlay, d~~Development and site alteration is not permitted within habitat of endangered species and threatened species except in accordance with provincial and federal requirements. Where new development is proposed, a Species at Risk Assessment is required. The Assessment must demonstrate that there will be no negative impacts on the natural features or ecological functions of the habitat and indicate whether a permit or Notice of Activity is required from the Province.

~~Within the Natural Heritage System overlay, development and site alteration is not permitted within habitat of endangered and threatened species. Where the only key natural heritage feature is habitat of endangered species or threatened species, Page 142 development proposed within 120 metres of such habitat will not require a Species at Risk Assessment. Where other key natural heritage features are present, a Species at Risk Assessment is required which demonstrates that there will be no negative impacts on the natural features or ecological functions of the habitat and must indicate whether a permit or Notice of Activity is required from the Province.~~

26. **Section 6.3.4- Significant Wildlife Habitat** is modified so that it reads:

A significant wildlife habitat is one that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province. Significant wildlife habitat are shown on Schedules to this Official Plan.

~~Outside of the Natural Heritage System overlay, d~~Development and site alteration is not permitted within significant wildlife habitat, or within 120 metres of such habitat, unless it has been demonstrated by means of an Natural Heritage Evaluation (NHE) Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

~~Within the Natural Heritage System overlay, development and site alteration is not permitted within significant wildlife habitat. Any development proposed within 120 metres of such habitat will require a Natural Heritage Evaluation (NHE) which demonstrates that there will be no negative impacts on the features or their ecological functions.~~

27. **Section 6.3.5- Significant Woodlands** is modified so that it reads:

A significant woodland is one which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Province.

In Ecoregion 6E, where woodlands cover 30 to 60% of land, a significant woodland is one that is 50 hectares in size or greater. Since significant woodlands have not been thoroughly studied or mapped in the County, development in or adjacent to woodlands meeting this size criteria should be evaluated to determine if they are significant.

~~Outside of the Natural Heritage System overlay, i~~ In Ecoregions 6E and 7E, development and site alteration is not permitted within significant woodlands, or within 120 metres of such woodlands, unless it has been demonstrated by means of an Natural Heritage Evaluation (NHE) Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

~~Within the Natural Heritage System overlay, in Ecoregions 6E and 7E, development and site alteration is not permitted within a significant woodland.~~

~~Any development proposed within 120 metres of a significant woodland, whether inside or outside of the Natural Heritage System overlay, will require a Natural Heritage Evaluation (NHE) which demonstrates that there will be no negative impacts on the features and functions of the significant woodland.~~

28. **Section 6.3.6- Fish Habitat** is modified so that it reads:

Fish habitats include spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Fish habitats have been identified on Schedules to this Official Plan.

~~Outside of the Natural Heritage System overlay, d~~ Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

~~Within the Natural Heritage System overlay, development and site alteration is not permitted in fish habitat.~~

Any development proposed within 120 metres of fish habitat, ~~whether inside or outside of the Natural Heritage System overlay~~, will require an Natural Heritage Evaluation (NHE) Environmental Impact Study (EIS) which demonstrates that there will be no negative impacts on the features or functions of the habitat. Small scale

development proposals that do not propose new land uses or increase the intensity of the existing use may undertake a site review or scoped assessment in lieu of an **Natural Heritage Evaluation (NHE) Environmental Impact Study (EIS)**. The policies of Section 9 of this Plan may also apply.

29. **Section 6.3.7- Significant Valleylands** is modified so that it reads:

A significant valleyland is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

~~Outside of the Natural Heritage System overlay, i~~ In Ecoregions 6E and 7E, development and site alteration is not permitted within significant valleylands, or within 120 metres of such valleyland, unless it has been demonstrated by means of an **Natural Heritage Evaluation (NHE) Environmental Impact Study (EIS)** that there will be no negative impacts on the natural features or their ecological functions.

~~Within the Natural Heritage System overlay, in Ecoregions 6E and 7E, development and site alteration is not permitted within a significant valleyland. Any development proposed within 120 metres of a significant valleyland, whether inside or outside of the Natural Heritage System overlay, will require a Natural Heritage Evaluation (NHE) which demonstrates that there will be no negative impacts on the features and functions of the woodland.~~

30. **Section 6.3.8- Study Requirements and Exemptions** is modified so that it reads:

~~A Natural Heritage Evaluation or Hydrologic Evaluation is not required for new buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses if a minimum 30 metre vegetation protection zone is provided from a key natural heritage feature or key hydrologic feature.~~

Natural Heritage Evaluations Environmental Impact Studies will be undertaken by a qualified professional and will be reviewed by the appropriate authority, agency and/or through the use of peer reviewers. Both the cost of the study and the peer review will be at the applicant's expense.

Natural Heritage Evaluations Environmental Impact Studies will include but are not limited to:

- a comprehensive description of the proposal and statement of rationale for the undertaking;
- a description of the existing land use(s) on site and adjacent lands;
- the land use designation and zoning on the subject property and adjacent lands, as identified by this Official Plan and local Municipal Zoning By-Law; • a description of

alternative development proposals for the site as well as the environmental impacts of the alternatives;

- an assessment of options for servicing the development with full municipal or communal water and sewage services as well as the environmental impacts of the servicing options;
- demonstration that the development or site alteration will have no adverse effect on the **key natural heritage feature and area** and/or key hydrologic feature, or on the related ecological and hydrological functions;
- clear identification of **key natural heritage feature and area** and key hydrologic features on and adjacent to the subject property including any applicable vegetation protection zone. ~~For key hydrologic features, fish habitat and significant woodlands located outside settlement areas and rural settlements, the vegetation protection zone will not be less than 30 metres, measured from the outside boundary of the feature.~~
- an indication of whether the minimum vegetation protection zone is sufficient to protect the features and its functions, and if not, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it. Applicable minimum vegetation protection zones can be found in Appendix F, however, an **Evaluation Study** may conclude that a larger vegetation protection zone is required.
- if lands or proposed lots are undeveloped, a building envelope must be identified that is located outside of all constraints and associated buffers and which meets the yard setbacks of the local Municipal Zoning By-Law;
- an environmental inventory of the area under development consideration (plant life, land-based and aquatic wildlife, wetlands, natural landforms, surface waters, hydrogeological features);
- a statement of environmental and ecological significance of the area affected by the proposed development;
- a statement on how the development will establish or facilitate the establishment of linkages between natural areas within the watershed and adjacent watersheds and how these linkages will contribute to the preservation and enhancement of the natural areas;
- where the lands are within the Natural Heritage System overlay, justification as to how the policies of Section 6.2 (NHS Overlay) have been met;
- a detailed description of the mitigation measures to be undertaken as part of the development proposal which will ensure no negative impacts to the features or their ecological functions, including any planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the **key natural heritage feature and area** and key hydrologic features;
- a monitoring program where it is warranted, which will be implemented through agreements with the local Municipality; and
- any additional information requested by the County, local Municipality and/or Conservation Authority.

Recommendations from the **Evaluation Study** will be implemented by the approval authority through agreements registered on title, zoning, site plan control or other tools as may be appropriate under the Planning Act.

31. **Section 6.4.1- Flooding and Erosion** is modified so that it reads:

~~4)Where no detailed flood plain mapping exists and where erosion hazard limits have not been defined, development may be subject to the establishment of flooding and erosion limits by the appropriate Conservation Authority or the Province, in consultation with the local Municipality.~~ Where no detailed natural hazard mapping exists, such as floodplain or erosion hazard limits, development may be subject to the establishment of limits where hazardous lands and hazardous sites are present, as determined by the Province or the Conservation Authority having jurisdiction, in consultation with the local Municipality.

32. **Section 7.2- Land Use Designations** is modified so that it reads:

7.2.1 Natural Core Areas (ORM) - Permitted uses include fish, wildlife and forestry uses, conservation project, flood or erosion control projects, agricultural uses, infrastructure uses, home businesses, home industries, bed and breakfast establishments, on-farm diversified uses, and agriculture-related uses within designated prime agricultural areas, low intensity recreational uses, unserviced parks and uses accessory to these permitted uses.

7.2.2 Natural Linkage Areas (ORM)- Permitted uses include fish, wildlife and forestry uses, conservation project, flood or erosion control projects, agricultural uses, infrastructure uses, home businesses, home industries, bed and breakfast establishments, on-farm diversified uses, and agriculture-related uses within designated prime agricultural areas, low intensity recreational uses, unserviced parks, wayside pits, mineral aggregate operations and uses accessory to these permitted uses.

7.2.3 Countryside Areas (ORM) - Permitted uses include fish, wildlife and forestry uses, conservation project, flood or erosion control projects, agricultural uses, infrastructure uses, home businesses, home industries, bed and breakfast establishments, on-farm diversified uses, agriculture-related uses, low intensity recreational uses, unserviced parks, wayside pits, mineral aggregate operations, small-scale commercial, industrial, and institutional uses (outside of prime agricultural areas and as described in the ORMCP), major recreational uses (outside of prime agricultural areas and as described in the ORMCP), limited residential development, and uses accessory to these permitted uses.

33. **Section 7.4- Lot Creation** is modified by adding the following new policies so that they read:

- 6) Policy 7.4 1) above applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.
- 7) A lot may be created only if there is enough net developable area on both the severed lot and the retained lot to accommodate proposed uses,

buildings and structures and accessory uses without encroachment on key natural heritage features or key hydrologic features.

- 8) When a lot is created, the municipality shall enter into a site plan agreement or other agreement with the applicant to establish conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any key natural heritage features and key hydrologic features on the lot.
- 9) A lot shall not be created if this would extend or promote strip development.

34. **Section 8- Mineral Mining and Aggregate Resources** is modified so that it reads:

Minerals, Mining Petroleum and Mineral Aggregate Resources

This Plan recognizes that minerals, petroleum and mineral aggregate resources are a fixed location non-renewable resources found throughout the County. The policies in this Plan are intended to ensure the long-term protection and appropriate management of mineral aggregate these resources. It is also recognized that a balance must be struck between the competing priorities for the protection of the aggregate these resources, the protection of existing established sensitive uses and the need to address other goals of the Official Plan in accommodating growth and prosperity in the County. The County and local Municipalities shall participate in the Province's licensing process under the Aggregate Resources Act, the Mining Act or any other applicable licensing process, as it pertains to the land use and the site plans that are required as a part of that process. Areas of interest relate to noise, dust, odours, vibration, water quality and quantity impacts, transportation, and impacts on the natural environment. New or expanding mineral aggregate operations shall not negatively impact on existing sensitive land uses, unless appropriately mitigated in accordance with the policies of this Plan.

New or expanding mineral aggregate operations shall not negatively impact on existing sensitive land uses, unless appropriately mitigated in accordance with the policies of this Plan.

8.1 Objectives

This section is intended:

- To protect known, ~~significant~~ deposits of minerals, petroleum and mineral aggregates resources and significant areas of mineral potential, including existing pits and quarries, for future extraction.
- To identify lands within the County which are licensed for aggregate resource extraction and have potential for aggregate resource extraction.
- To prevent any change in land use development and activities that could conflict with mineral mining operations, petroleum resource operations and mineral aggregate operations, legally existing pits and quarries or hinder the future extraction of the aggregate these resources or which would be

incompatible for reasons of public health, public safety or environmental impact.

- To ensure extraction is undertaken in a manner which minimizes social, economic and environmental impacts.

35. **Section 8.3- Rehabilitation** is modified so that it reads:

Aggregate Resource extraction is a temporary land use. The Aggregate Resources Act requires that when aggregate extraction is completed in each section of a pit or quarry, the site is rehabilitated for one of a wide range of end land uses. Rehabilitation is carefully planned, and will be in accordance with the Aggregate Resources Act, **the Mining Act or any other applicable legislation governing resource extraction**, and the following:

6) Rehabilitation of mineral mining operations and petroleum resource operations to accommodate subsequent land uses shall be required after extraction and other related activities have ceased.

7) Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.

36. **Section 8.4- Aggregate Resource Overlay and Lands Adjacent to Extractive Industrial Designation** is modified so that it reads:

8.4 Minerals, Petroleum, Mineral Aggregate Resources Overlay and Adjacent Lands Adjacent to Extractive Industrial Designation

~~Areas having mineral aggregate resource potential are identified as an Aggregate Resource Overlay on Land Use Schedules forming part of this Plan. Known mineral aggregate deposits are identified on land use schedules as a Mineral Aggregate Resource Overlay, and known mineral deposits and petroleum resources are shown on Schedule B to the Official Plan. This overlay The locations of these resources~~ reflects mapping provided to the County by the Province.

Provincial mapping of aggregate resources in areas designated under the Aggregate Resources Act is provided by the Ontario Geologic Survey through the Aggregate Resource Inventory Program. Deposits within the overlay include primary, secondary and tertiary deposits of sand and gravel. However, the overlay has been removed from areas with higher concentrations of existing development such as waterfront areas, serviced settlement areas and rural settlement areas.

Development ~~on within~~ or adjacent to **mineral aggregate resources, mineral deposits and petroleum resources** ~~these areas for purposes other than resource extraction which would preclude or hinder the establishment of new operations~~

or access to the resources will only be permitted in accordance with the underlying land use designation, ~~and only where it can be shown that the proposed development has a greater public interest than the extraction of the resource and the development will not adversely affect the availability of the resource and long-term viability of the aggregate industry in the future.~~ if it is demonstrated that:

- resource use would not be feasible; or
- the proposed land use or development serves a greater long-term public interest; and
- issues of public health, public safety and environmental impact are addressed.

This criteria is also applicable where new development is proposed on or adjacent to lands designated Extractive Industrial. To demonstrate that these criteria have been met, a study will be required in accordance with Section 8.5.

~~Development on or adjacent to lands designated Extractive Industrial, which would preclude or hinder the establishment of new mineral aggregate operations or access to the resources, shall only be permitted if:~~

- ~~• Resource use would not be feasible; or~~
- ~~• The proposed land use or development serves a greater long term public interest; and~~
- ~~• Issues of public health, public safety and environmental impact are addressed.~~

~~Where development is proposed within or adjacent to the Aggregate Resource Overlay, or adjacent to the Extractive Industrial designation or known mineral aggregate operations, a study will be required in accordance with Section 8.5 which demonstrates that the above criteria have been satisfied.~~

For the purposes of this policy, Adjacent lands are considered to be:

- 300 metres for pits and sand, gravel or clay deposits; and
- 500 metres for quarries and bedrock deposits.
- For areas of high mineral potential, the boundaries of the resource are approximate and include adjacent lands.

These distances should be applied reciprocally for the establishment of new aggregate extraction operations in proximity to sensitive land uses.

37. **Section 8.7- Mines and Mine Hazards** is modified so that it reads:

Mines and Mine Hazards

~~To minimize risk to public safety, the creation of new lots within 1 kilometre of mine hazards will be subject to review by the Province. Mine hazards can be identified through the Abandoned Mines Information System (AMIS).~~

A nepheline syenite mine in Methuen is currently in production and is the only active mining operation in the County administered under the Mining Act. This mine has been identified on Schedules to this Plan and any development proposed within ~~500~~ 1000 metres of this mine will be required to demonstrate:

- Resource use would not be feasible; or
- The proposed land use or development serves a greater long term public interest; and
- Issues of public health, public safety and environmental impact are addressed.

A study will be required in accordance with Section 8.5 which demonstrates that the above criteria have been satisfied.

38. **Section 8- Mineral Mining and Aggregate Resources** is modified by inserting a new Sub-Section 8.8- titled Human-Made Hazards which shall read as follows:

8.8 Human-Made Hazards

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 address and mitigate known or suspected hazards are under way or have been completed.

Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

If improperly plugged petroleum wells are discovered prior to or during development, they must be properly plugged in accordance with provincial regulations.

To minimize risk to public safety, Ministry of Energy and Mines (MEM) is required to be contacted by the County and/or local municipality via the Southern Ontario Regional Land Use Geologist prior to any development proposal including, but not limited to the creation of new lots within 1 kilometre of mine hazards identified through the Abandoned Mines Information System (AMIS) and shown on corresponding schedules of this plan.

39. **Section 10.3- Infrastructure** is modified so that it reads:

In planning for the *development*, optimization, or expansion of existing and planned infrastructure corridors and supporting facilities, the Province, other public agencies and upper-tier Municipalities will, where applicable, demonstrate through an environmental

assessment, that any impacts on ~~key natural heritage features in the Natural Heritage System, key hydrologic features and key hydrologic areas~~ Water Resource Systems and the Natural Heritage System have been avoided or, if avoidance is not possible, minimized and to the extent feasible mitigated.

40. **Section 10.3.1- Stormwater** is modified so that it reads:

10.3.1.1 Applications for large-scale development shall be supported by a Stormwater Management (SWM) report unless waived by the appropriate agencies through a pre-consultation process in accordance with Section 3.1 of this Plan. The content and scope of the SWM report shall be determined when the development is proposed. Where it has been determined that a stormwater management plan is required, such plan:

- will be informed by a subwatershed plan or equivalent, where applicable;
- will incorporate an integrated treatment approach to reduce stormwater flows and reliance on stormwater ponds, **and minimize changes in water balance** including appropriate low impact development and green infrastructure;
- **may shall** establish planning, design and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; and
- will align with any applicable stormwater master plan or equivalent for the settlement area.

41. **Section 10.3.2- Waste Management** is modified to include the following new policy so that it reads:

10)Waste management sites and facilities, including recycling facilities, transfer stations, processing sites and disposal sites shall be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.

42. **Section 10.3.3- Water Supply and Sanitary Sewage Disposal** is modified so that it reads:

10.3.3 Water Supply and Sanitary Sewage Disposal

2) In planning for sanitary sewage and water systems, a hierarchical approach to the provision of such services is supported. This approach will recognize that:

a) full municipal sewer and water services are the preferred form of servicing for settlement areas;

b) private communal services are the preferred means of servicing for multiunit/lot development where municipal sanitary sewage and water services are not available, **planned or feasible**, and where site conditions are suitable for this method of servicing over the long-term;

c) individual services may be used where municipal and communal water and sewage systems are not available, **planned or feasible**, provided the site conditions are suitable for the long-term provision of such services with no negative impacts.

d) partial services shall only be permitted where:

- i) it is required to address failed individual on-site sewer and water services in existing development; and
 - ii) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts-
- or**
- iii) **within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.**

Where partial services have been provided to address failed services in accordance with subsection (i), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

In accordance with subsection (i), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.

Subject to the hierarchy of services provided in this Plan lot creation may be permitted only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

43. **Section 11.2 - Douro- Dummer** is modified by adding the following new site-specific section, which shall read as follows:

11.2.7 Agriculture Site Specific Policy – 185 Douro Fifth Line

Notwithstanding any other provision of the "Agriculture" designation and associated policies as set forth under this Plan to the contrary, on lands located at 185 Douro Fifth Line, as identified on Schedule DD-2, permitted uses shall include but not be limited to low intensity recreational uses, public and private parks, conservation uses inclusive of educational facilities, forestry, public access areas and trailheads, picnicking, cross country skiing, conservation areas, and other outdoor recreational activities.

44. **Section 12- Definitions** is modified by adding the following new terms and associated definitions so that they read:

- **affordable:** a) in the case of ownership housing, the least expensive of: 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality; b) in the case of rental housing, the least expensive of: 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.
- **brownfield sites:** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.
- **complete communities:** means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.
- **designated growth areas:** means lands within settlement areas designated for growth or lands added to settlement areas that have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses.
- **ground water feature:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.
- **hazardous lands:** means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore

distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

- hazardous sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).
- Intensification: means the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas; b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and d) the expansion or conversion of existing buildings.
- key-natural heritage features and areas: —habitat of endangered species and threatened species; fish habitat; wetlands; life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars. means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.
- low and moderate income households: means a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.
- negative impacts: means a) in regard to potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards; b) in regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the Fisheries Act; c) in regard to other natural heritage features and areas, degradation that

threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities. d) in regard to degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities

- public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, longterm care services, and cultural services. Public service facilities do not include infrastructure.
- redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites
- surface water features: means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

45. The following new paragraph is inserted after the cover page as an administrative notice:

The following Official Plan Amendments which were approved locally post 2022 adoption of this Plan, and shall also form part of this plan:

- Peterborough County Official Plan Amendment No. 55, adopted by By-law 2023-42
- Peterborough County Official Plan Amendment No. 60, approved by OLT (OLT-21-001343)
- Peterborough County Official Plan Amendment No. 63, adopted by By-law 2025-19
- Peterborough County Official Plan Amendment No. 70, adopted by By-law 2023-43
- Municipality of Trent Lakes Official Plan Amendment No. 50, adopted by By-law B2022-083
- Peterborough County Official Plan Amendment No. 75, adopted by By-law 2024-52
- Township of Otonabee-South Monaghan Official Plan Amendment No. 10, adopted by By-law 2022-42

- Peterborough County Official Plan Amendment No. 76, adopted by By-law 2023-03
- Peterborough County Official Plan Amendment No. 77, adopted by By-law 2024-09
- Municipality of Trent Lakes Official Plan Amendment No. 59, adopted by By-law B2022-117
- Peterborough County Official Plan Amendment No. 79, adopted by By-law 2025-14
- Municipality of Trent Lakes Official Plan Amendment No. 55, adopted by By-law B2025-009
- Municipality of Trent Lakes Official Plan Amendment No. 61, adopted by By-law B2025-031
- Municipality of Trent Lakes Official Plan Amendment No. 64, adopted by By-law B2025-069
- Township of Otonabee-South Monaghan Official Plan Amendment No. 15, adopted by By-law 2025-52
- Township of Otonabee-South Monaghan Official Plan Amendment No. 16, adopted by By-law 2025-60
- Township of Otonabee-South Monaghan Official Plan Amendment No. 17, adopted by By-law 2025-71
- Peterborough County Official Plan Amendment No. 59, adopted by By-law 2026-13
- Peterborough County Official Plan Amendment No. 85, adopted by By-law 2026-17

46. **Official Plan Schedules** are modified as follows:

- A) Delete Land Use County of Peterborough Schedule, and replace it with a new Land Use County of Peterborough Schedule as identified in Attachment 1.
- B) Insert a new schedule titled “Schedule B –Mineral Resources, Petroleum Wells and Human Made Hazards – County of Peterborough” as identified in Attachment 2.
- C) Delete North Kawartha Schedule B – Environmental Schedule, and replace it with a new North Kawartha Schedule B – Environmental Schedule identified in Attachment 3
- D) Delete Havelock-Belmont-Methuen Schedule B – Environmental Schedule, and replace it with a new Havelock-Belmont-Methuen Schedule B – Environmental Schedule identified in Attachment 4
- E) Deleted Schedule - Cavan-Monaghan Agricultural System.

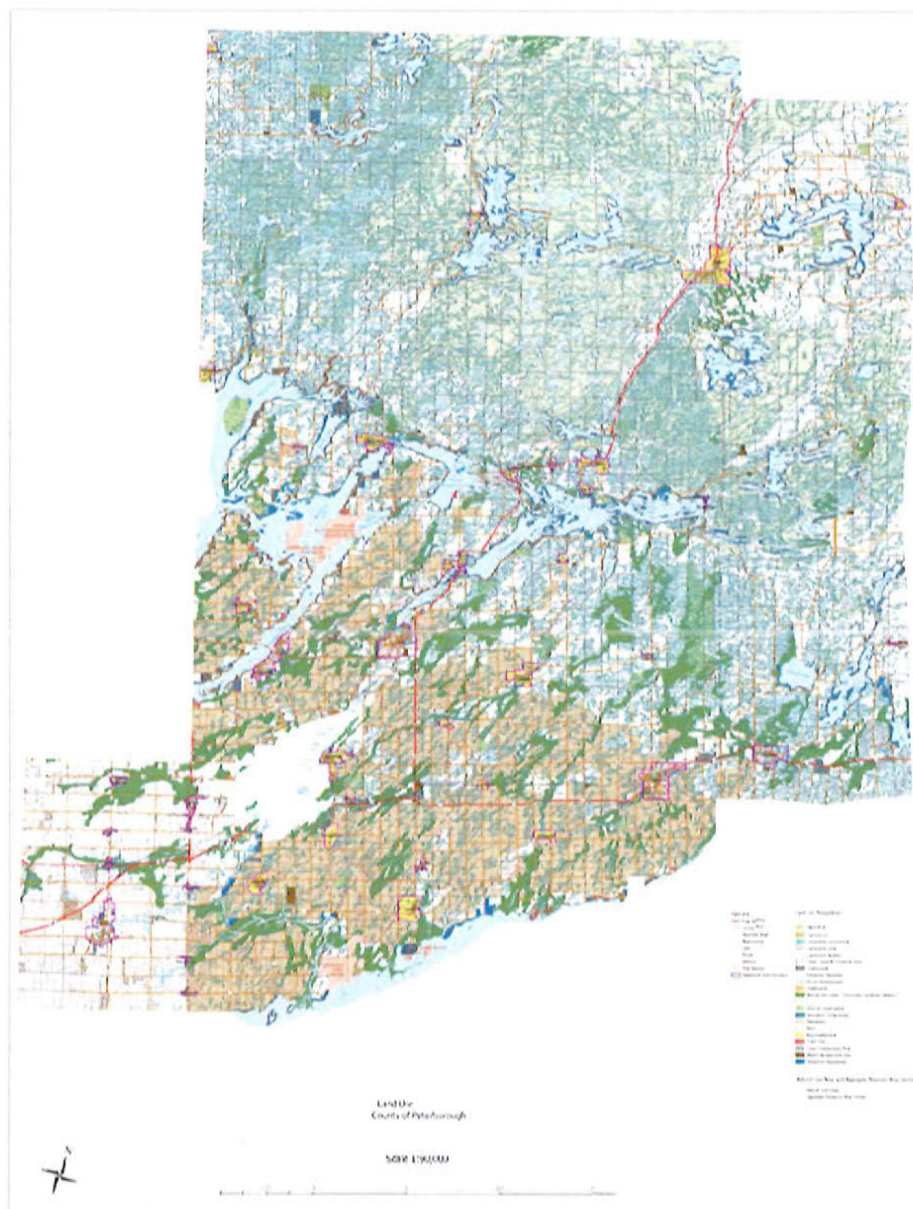
PART B: A decision is withheld on the following matters:

1. Section 4.2.4 Urban Employment Area
Section 4.2.5 Future Development
Section 5.2 Growth Projections
Section 5.3 Growth Targets
Section 6.2 Natural Heritage System Approach and Overlay
2. Lands identified on the attached Appendices:
 - A-1 – Blairton Settlement Area
 - A-2 – Havelock Settlement Area
 - B-1 – Mount Julian Settlement Area
 - B-2 – Woodview Settlement Area
 - B-3 – Stonyridge Settlement Area
 - B-4 – Glen Alda Settlement Area
 - B-5 – Big Cedar Settlement Area
 - B-6 – Apsley Settlement Area
 - C-1 – Young's Point Settlement Area
 - C-2 – Centre Dummer Settlement Area
 - C-3 – Cottesloe Settlement Area
 - C-4 – Donwood Settlement Area
 - C-5 – Douro Settlement Area
 - C-6 – Hall Glen Settlement Area
 - C-7 – Warsaw Settlement Area
 - D-1 – Norwood Settlement Area
3. The entirety of Schedule Land Use Plan – County's Proposed Refined NHS – County of Peterborough

Dated at Toronto this 4th day of AUGUST, 2026.

Sean Fraser
Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

Attachment 1



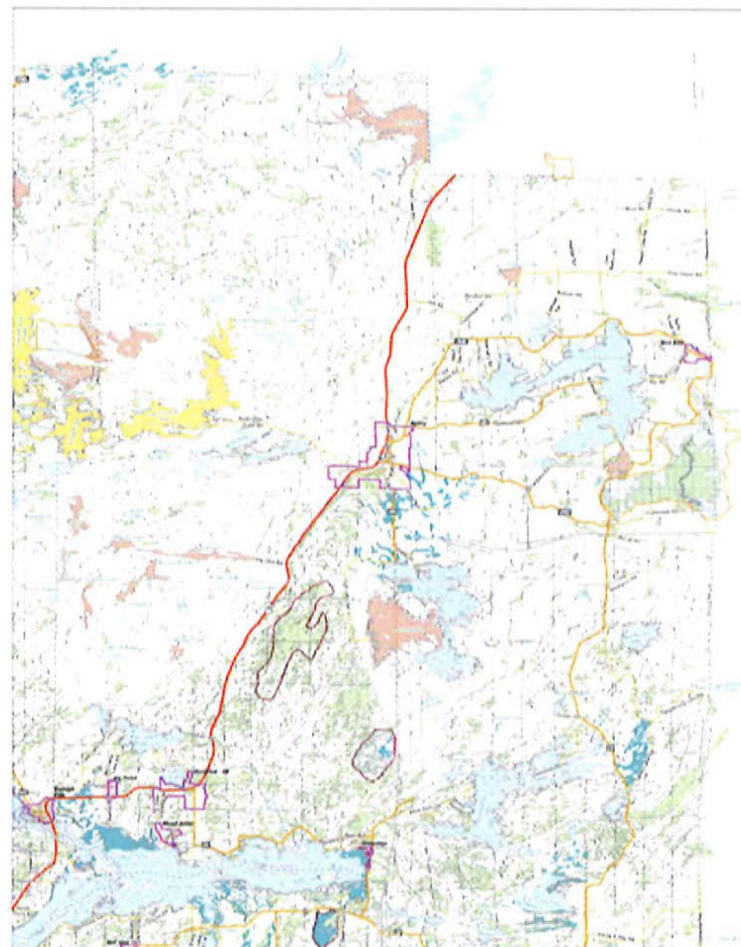
Attachment 2



Attachment 3

North Kawartha

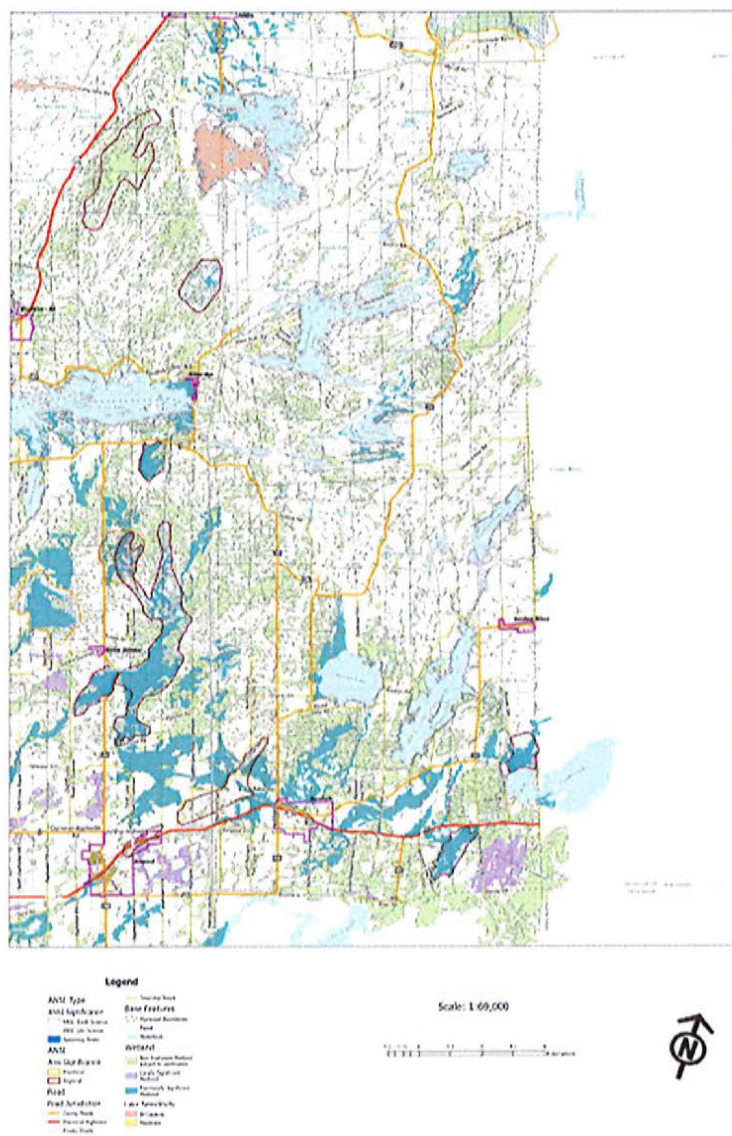
Environmental Schedule



Attachment 4

Havelock-Belmont-Methuen

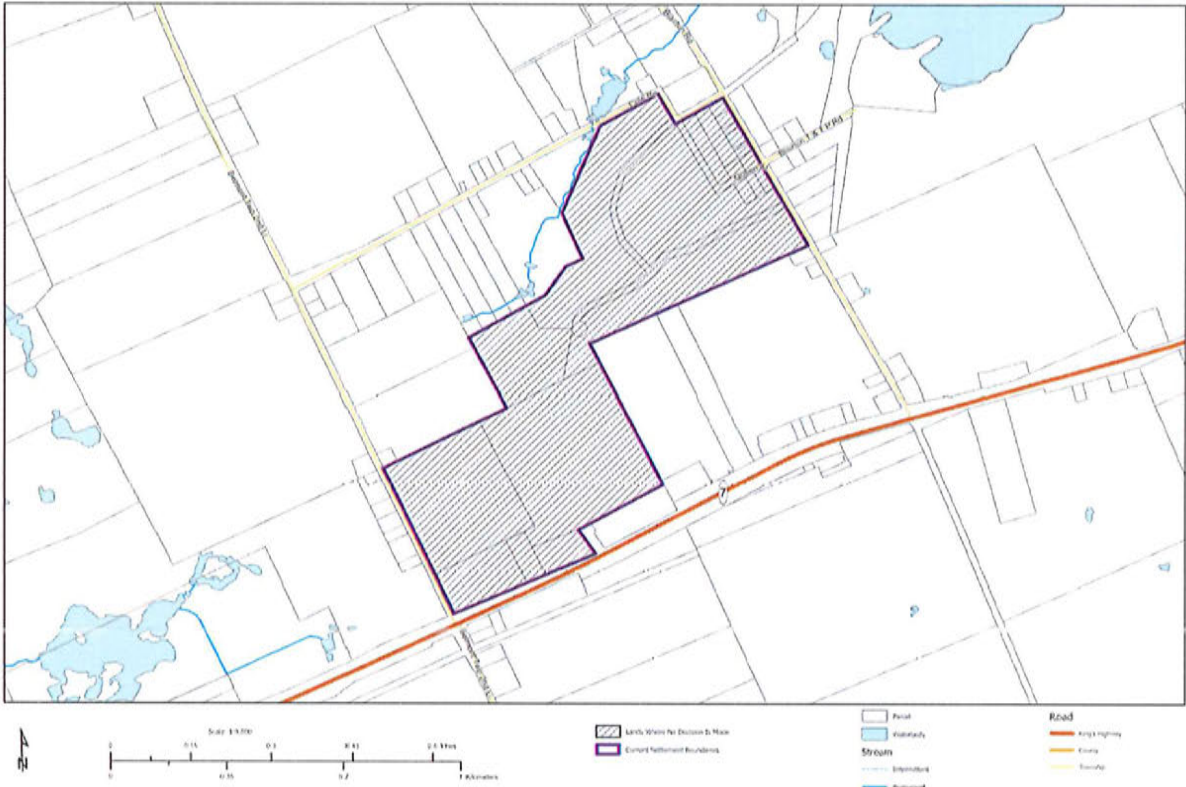
Environmental Schedule



Appendix A-1

Blairton Settlement Area

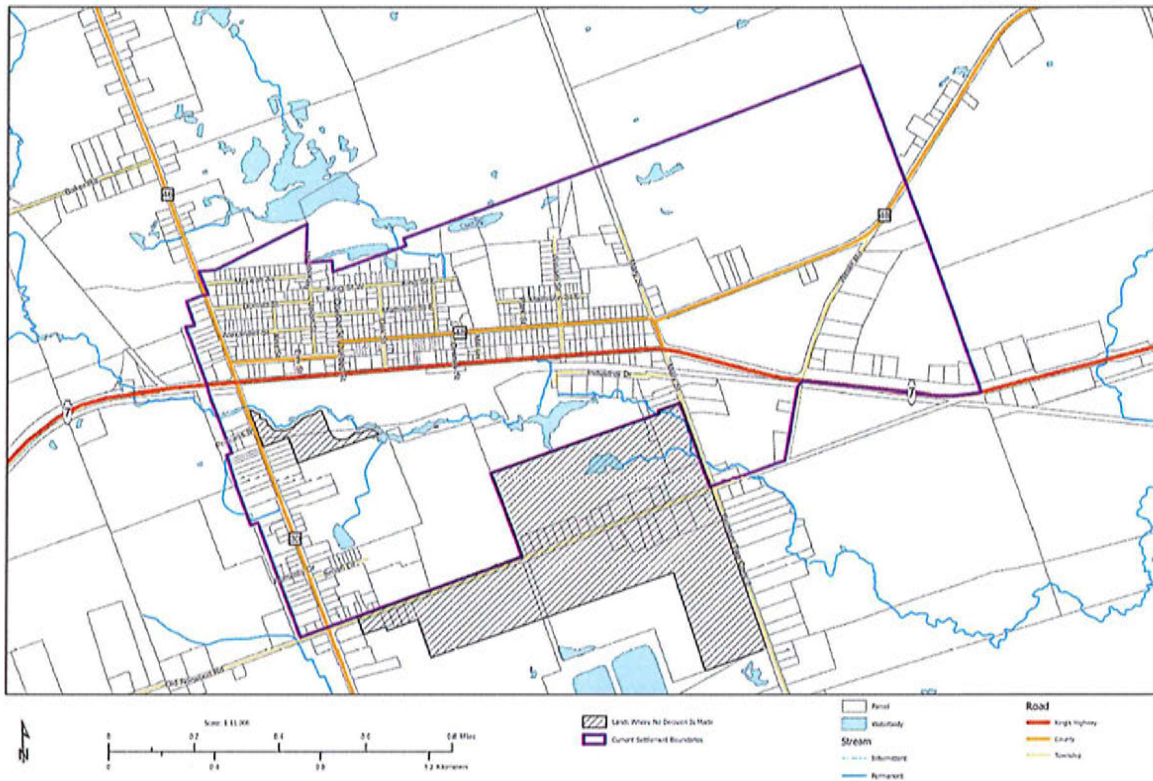
Appendix A-1



Appendix A-2

Havelock Settlement Area

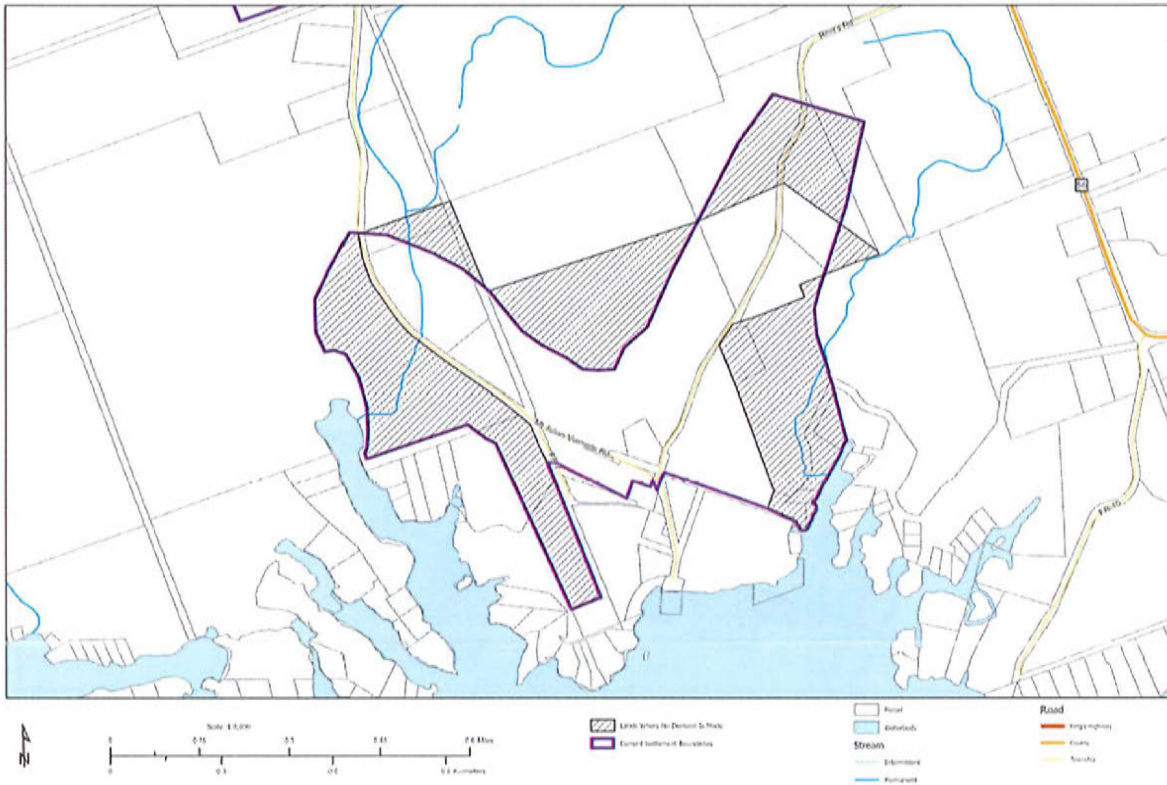
Appendix A-2



Appendix B-1

Mount Julian Settlement Area

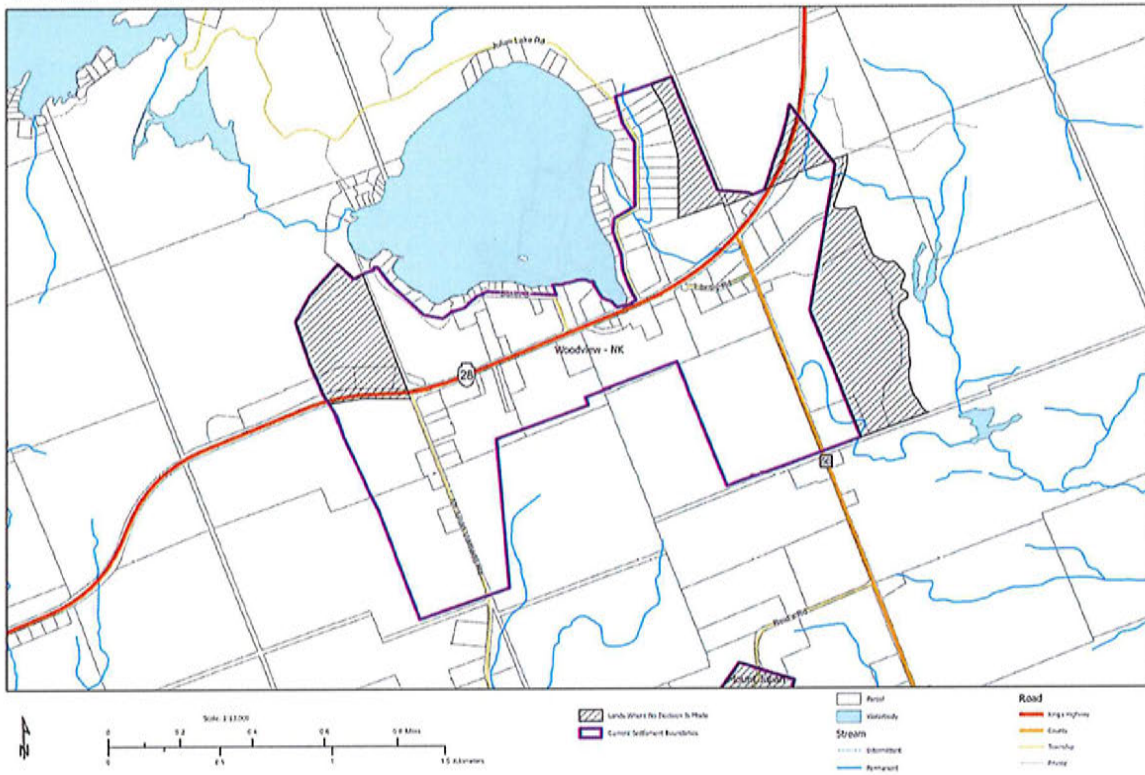
Appendix B-1



Appendix B-2

Woodview - NK Settlement Area

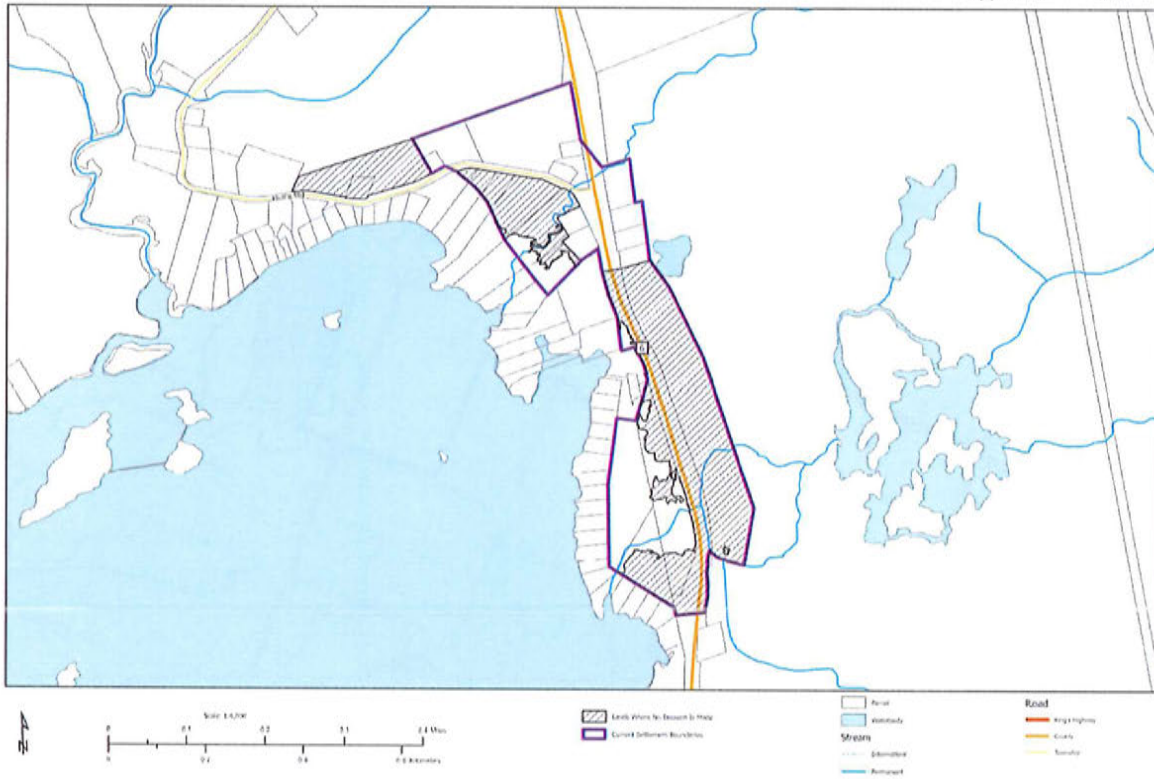
Appendix B-2



Appendix B-3

Stonyridge Settlement Area

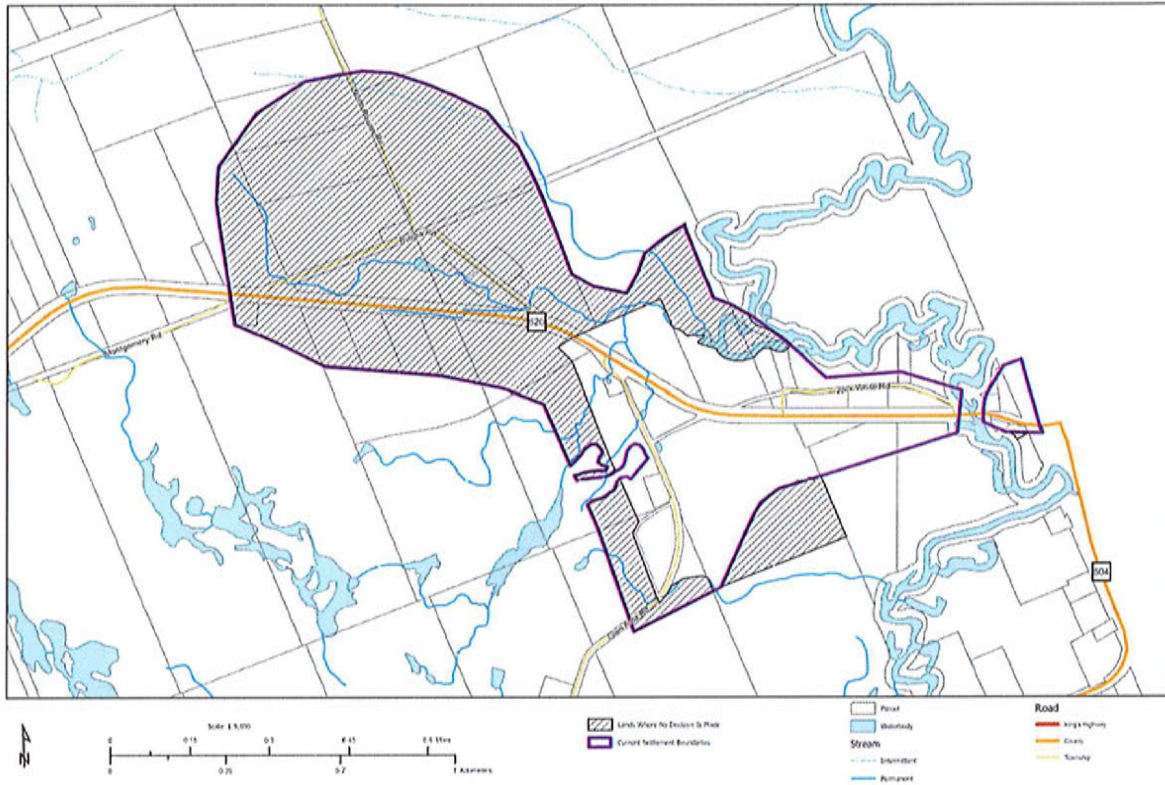
Appendix B-3



Appendix B-4

Glen Alda Settlement Area

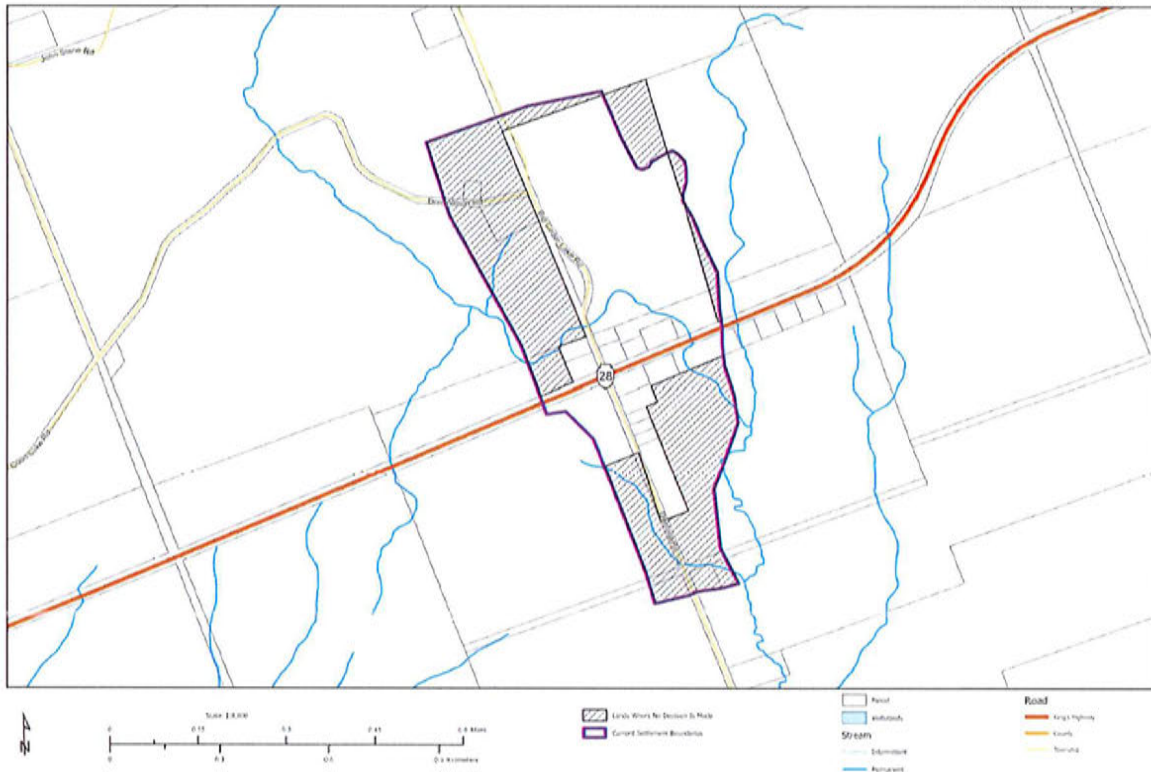
Appendix B-4



Appendix B-5

Big Cedar Settlement Area

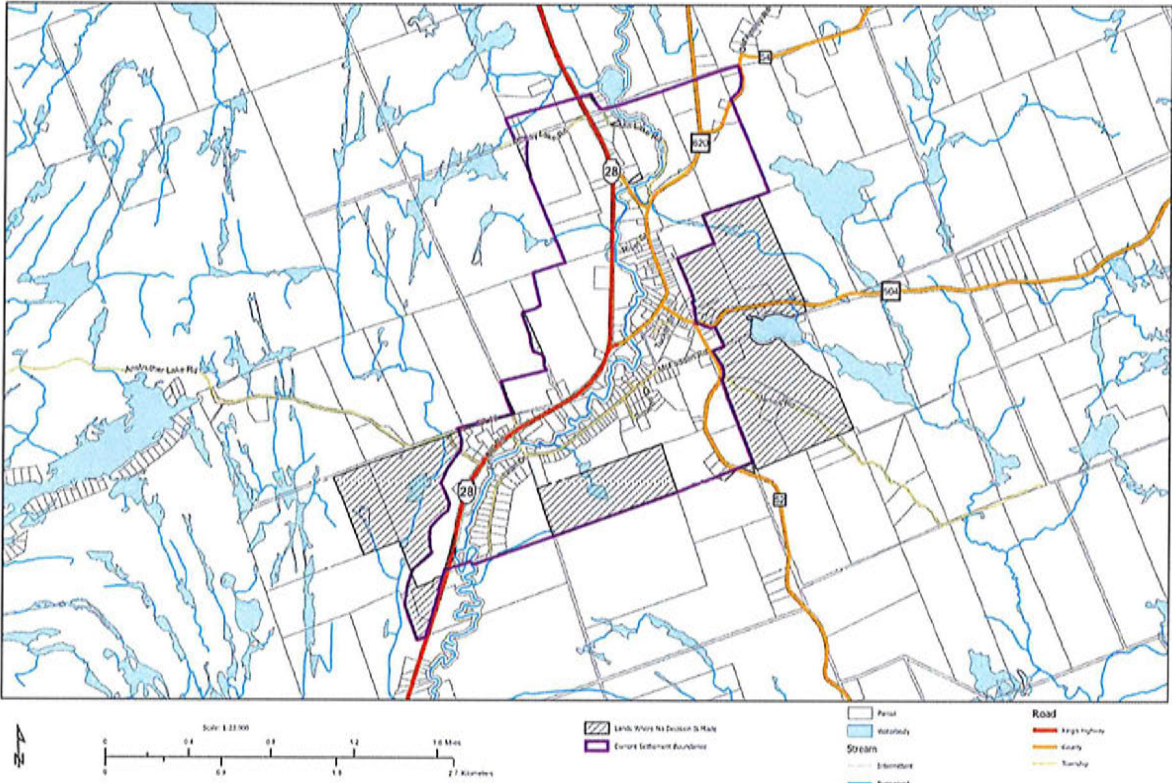
Appendix B-5



Appendix B-6

Apsley Settlement Area

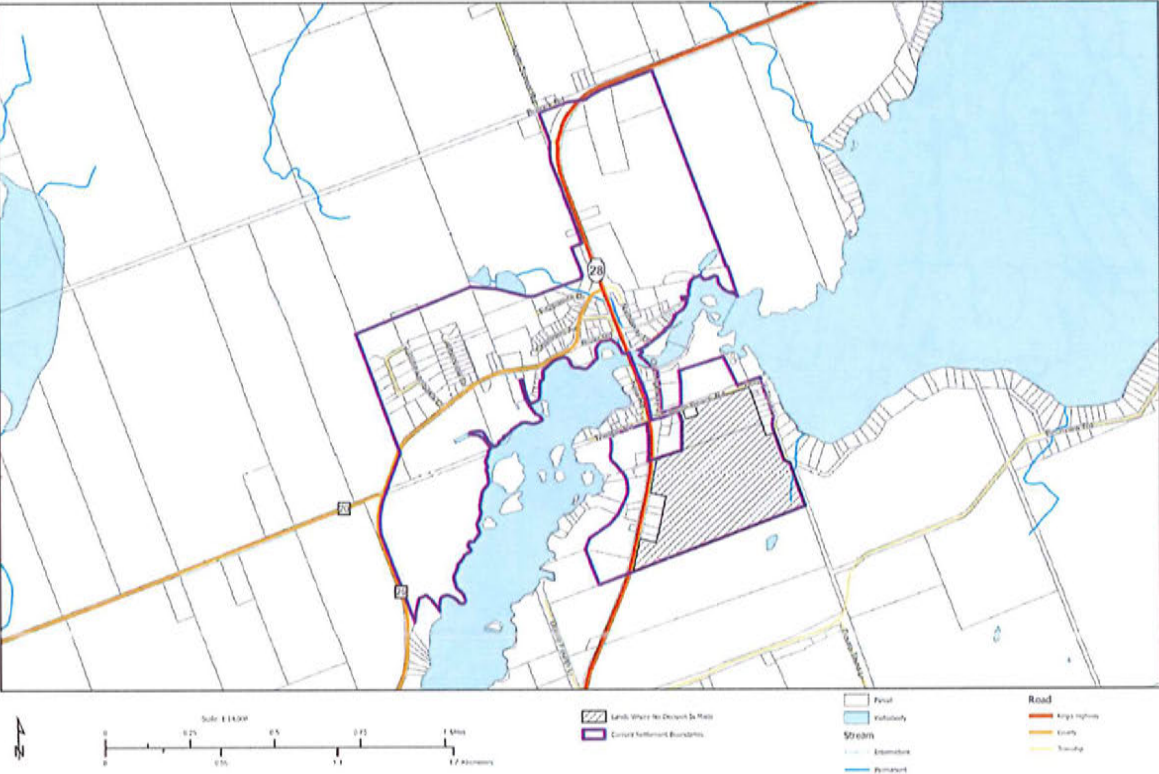
Appendix B-6



Appendix C-1

Young's Point Settlement Area

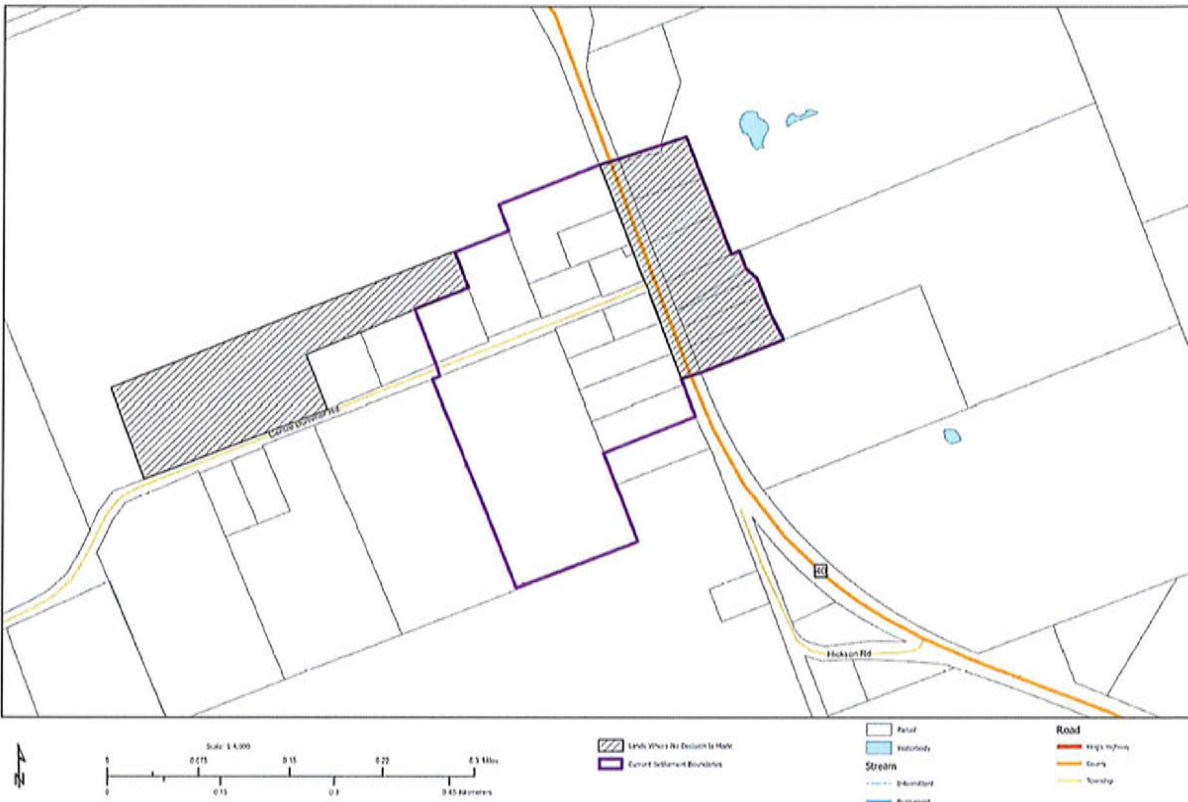
Appendix C-1



Appendix C-2

Centre Dummer Settlement Area

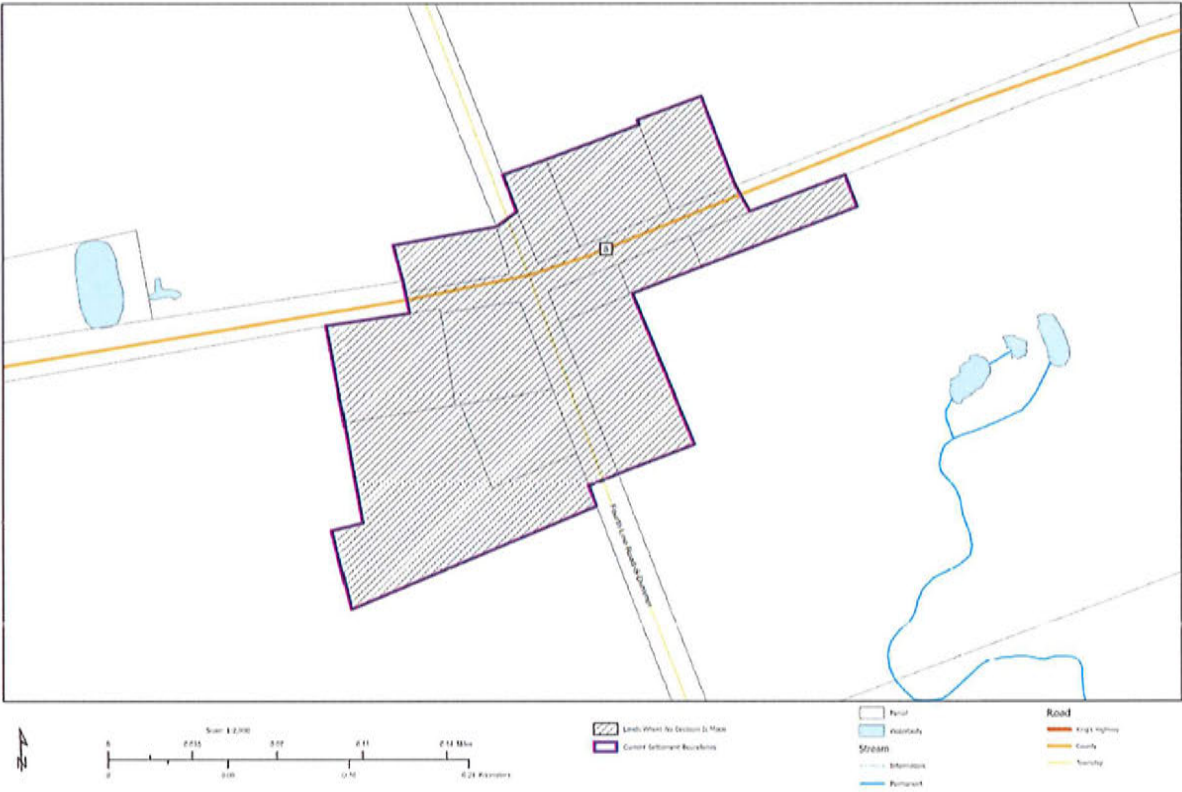
Appendix C-2



Appendix C-3

Cottesloe Settlement Area

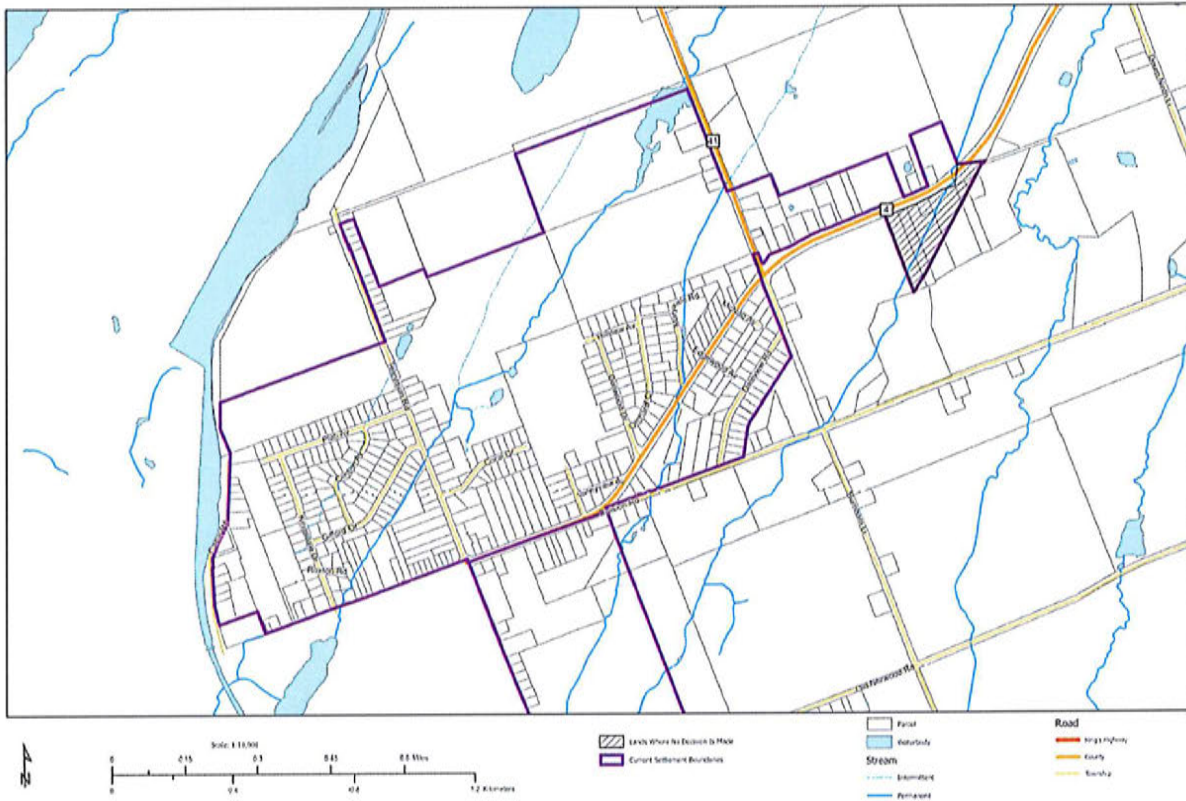
Appendix C-3



Appendix C-4

Donwood Settlement Area

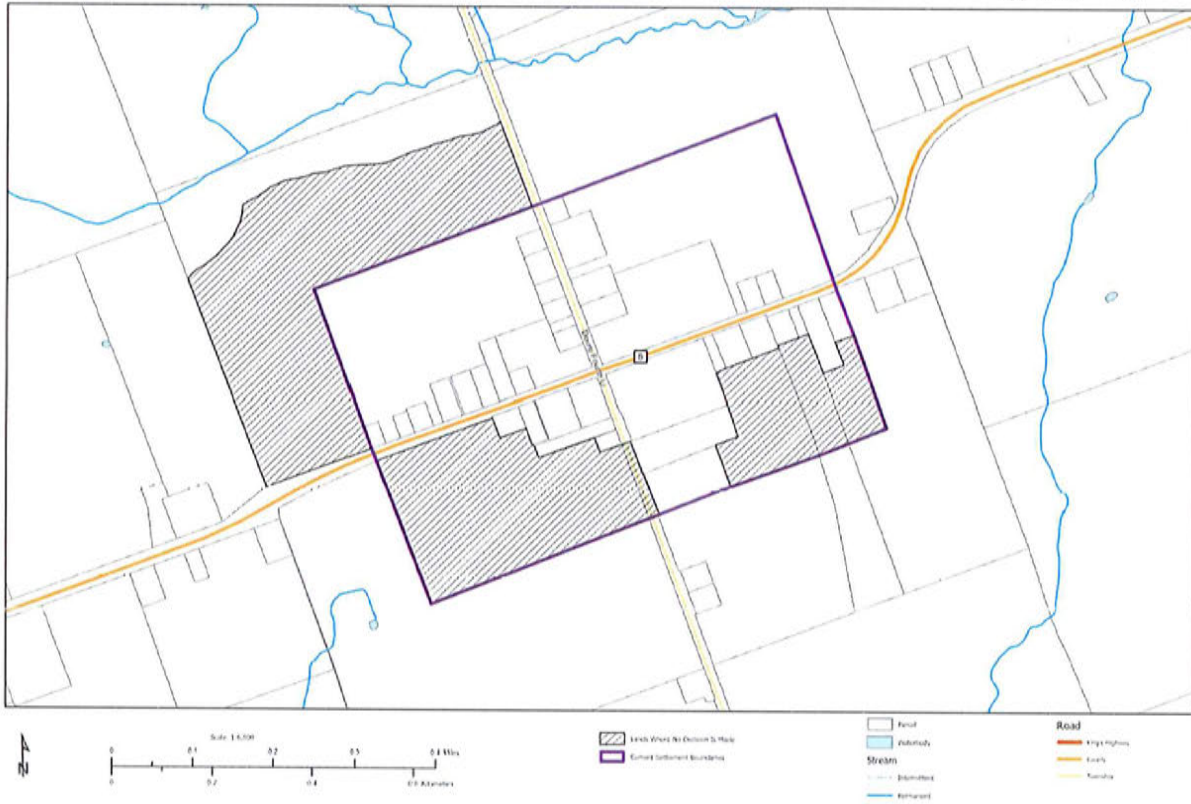
Appendix C-4



Appendix C-5

Douro Settlement Area

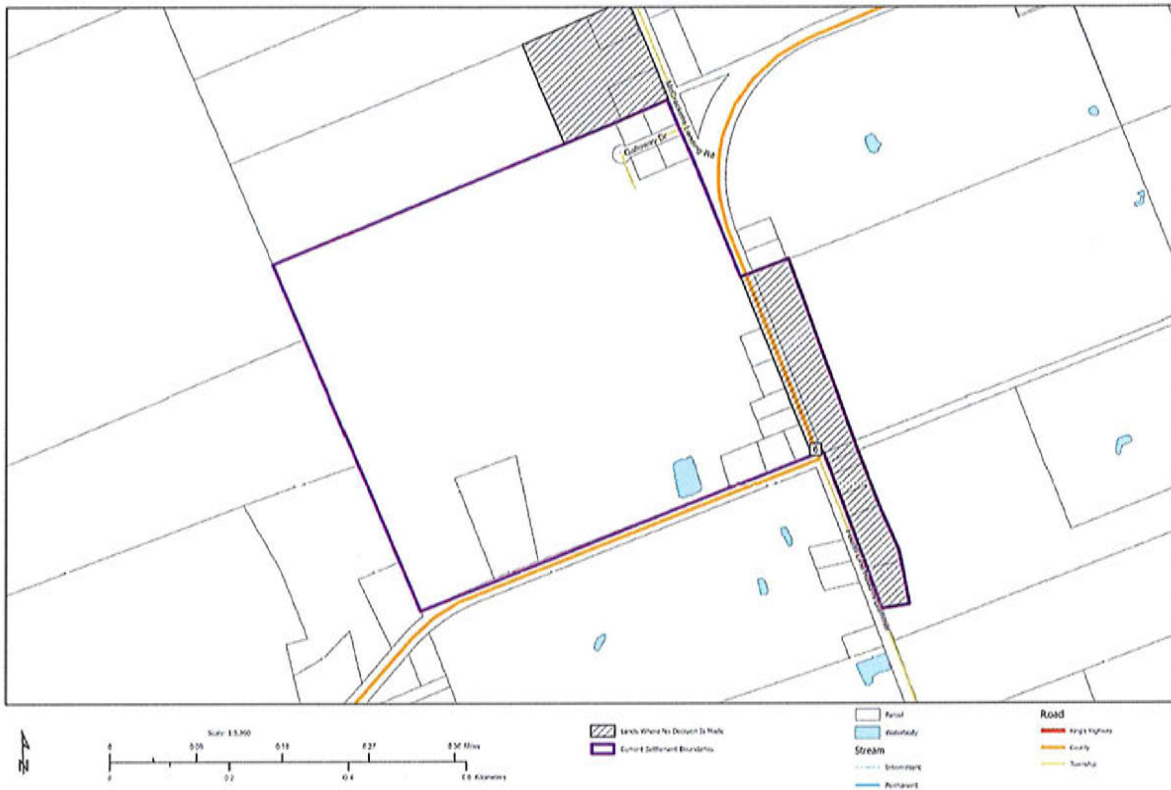
Appendix C-5



Appendix C-6

Hall Glen Settlement Area

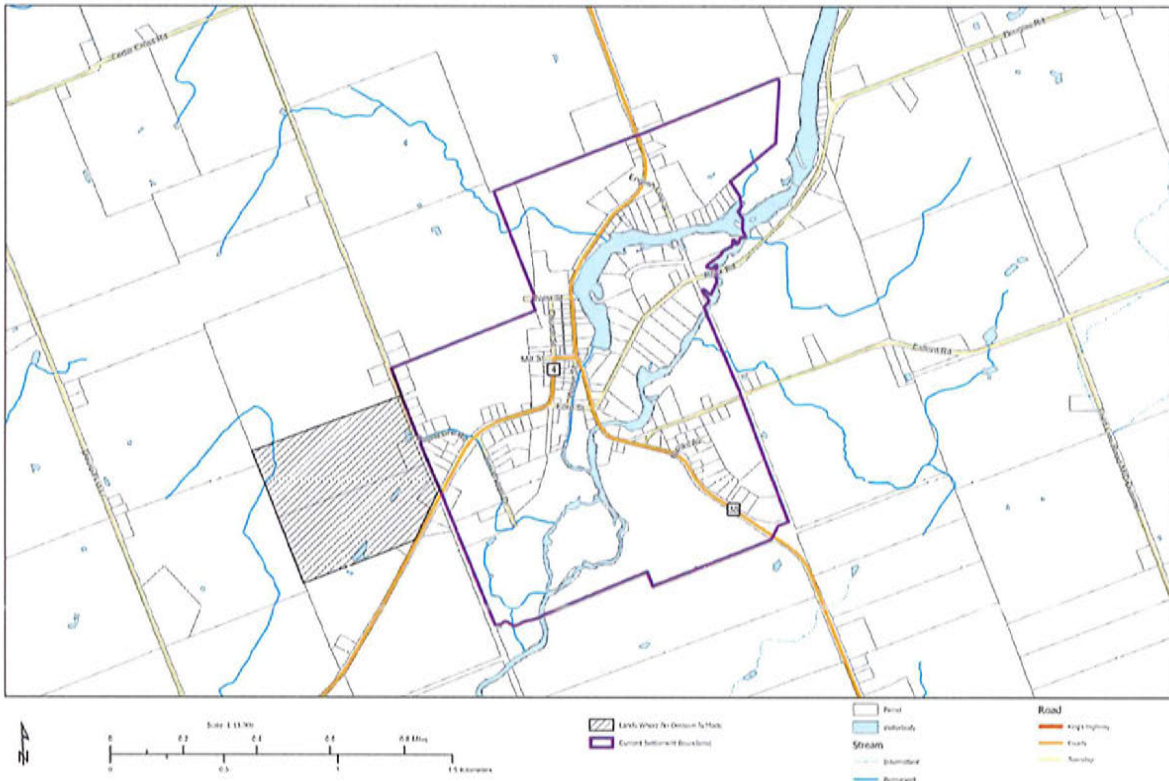
Appendix C-6



Appendix C-7

Warsaw Settlement Area

Appendix C-7



Appendix D-1

