

NOTICE OF DECISION

With respect to the Municipality of Sioux Lookout Official Plan Subsection 17(34) of the Planning Act

A decision was made on December 2, 2011, and Notice of Decision issued on December 2, 2011 to approve the new Official Plan for the Municipality of Sioux Lookout subject to modifications. Appeal period ends December 22, 2011.

Purpose and Effect of the Official Plan

The new Official Plan will replace the 2004 plan for the Municipality of Sioux Lookout.

A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

N/A

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the Municipality of Sioux Lookout.

Mailing address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office
Suite 223, 435 South James Street
Thunder Bay ON P7E 6S7
Attention: Alejandro Cifuentes, Planner
Telephone: (807) 473-3028
1-800-465-5027 (807 area code only)

DECISION

**With respect to the Municipality of Sioux Lookout Official Plan
Subsection 17(34) of the *Planning Act*
And Section 26 of the *Planning Act***

I hereby approve the repeal of the Official Plan for the Municipality of Sioux Lookout and all subsequent amendments thereto, pursuant to By-law No. 22-11, in so far as this Official Plan is in effect;

I hereby modify and approve all of the Official Plan for the Municipality of Sioux Lookout, adopted by By-law No. 22-11, as follows:

1. **Section 3.1.1, General Policies for Settlement Areas, Page 3-2**, is hereby modified by adding the following new subsection following subsection 3.1.1g), to read as follows:

“3.1.1 h) Any development resulting in the location of a sewage disposal system within 300 metres of a waterbody will require consideration of the impact of the development on the water quality and remaining development capacity of the lake, consistent with policy 3.22 of this Plan.”

2. **Section 3.1.4 b), Hudson Settlement Area, Page 3-5**, is hereby modified by adding the following statement after “...50 metres respectively.”, “New lots requiring an extension to the existing municipal water supply system shall not be permitted in the Hudson Settlement Area.”
3. **Section 3.1.4 c), Hudson Settlement Area, Page 3-6** is hereby modified by adding the following after the word “permitted” ,“as long as policies and requirements outlined in Section 6 of this Plan are addressed to Council’s satisfaction.”
4. **Section 3.9, Home Industries, Page 3-12**, is hereby modified by :
 - a. replacing the word “sho9” with “shop” in the first line of the first paragraph; and
 - b. by adding the following phrase to the end of the last sentence in the first paragraph “subject to a Zoning By-law amendment, where required.”

5. **Section 3. General Land Use Policies, Page 3-19**, is hereby modified by adding the following new subsection following subsection 3.21, to read as follows:

“3.22. Lakeshore Capacity Assessment

The MOE may require a Lakeshore Capacity Assessment to be completed prior to the consideration of planning approvals allowing for development

utilizing a private sewage disposal system within 300 metres of a lake. The assessment will be conducted to demonstrate that such development will not result in a decline in the water quantity or quality of the lake and that lake capacity is available. The cost of such assessment will be borne by the proponent. Where the creation of lots on private sewage systems within 300 metres of the shoreline of any waterbody is proposed, the Municipality will consult with the MOE to determine if a Lakeshore Capacity Assessment is required

Where MOE has determined that a Lakeshore Capacity Assessment is necessary, the creation of lots or units within 300 metres of a lake may be considered only where the results of the Lakeshore Capacity Assessment, completed in accordance with MOE requirements, has identified that there is sufficient development capacity remaining to support the proposed development.

The Municipality, where considered necessary, will promote the use of Best Management Practices to minimize the impacts of development on water quality. Best Management Practices may include, and are not limited to measures such as: large lot sizes and increased lot frontage requirements; enhanced setbacks for buildings, structures, and septic systems; protection of lakeshore vegetated buffers; avoidance of steeply graded lots; restrictions on the amount of impervious surfaces such as parking areas and patios; the use of lot-level Stormwater management practices such as infiltration from roof leaders to reduce runoff; limitations on the use of fertilizers; and the use of erosion control measures during site development and construction.”

6. **Section 4.10.2, Rural Development Policies, Page 4-11**, is hereby modified by adding the following new subsection following subsection 4.10.2 e), to read as follows:

“4.10.2 f) Any development proposed utilizing a private sewage system within 300 metres of a waterbody will require consideration of the impact of the development on the water quality and remaining development capacity of the lake, consistent with policy 3.22 of this Plan.”

7. **Section 4.11.2 b), Natural Resource Policies, Page 4-13**, is hereby modified by adding the following sentence to the beginning of the statement, “Any development within 30 metres of a waterbody will require consideration of the impact of the development on the ability of the abutting waterbody to sustain additional development.”

8. **Section 4.11.2, Natural Resource Policies, Page 4-13**, is hereby modified by adding the following new subsection following subsection 4.11.2 h), to read as follows:

“4.11.2 i) Any development proposed utilizing a private sewage disposal system within 300 metres of a waterbody will require consideration of the

impact of the development on the water quality and remaining development capacity of the lake, consistent with policy 3.22 of this Plan.”

9. **Section 6.2 b), Partial Services, Page 6-2**, is hereby modified by adding the following wording to the second sentence right after the wording “January 22, 2004.”, “New lots requiring an extension to the existing municipal water supply system shall not be permitted in the Hudson Settlement Area.”
10. **Section 6.3 b), Private Services and Systems, Page 6-3**, is hereby modified by adding the following wording to the last sentence right after the phrase “hydrogeological study”, “according to MOE Guidelines,”.
11. **Section 7.1. f), Provincial Highways, Page 7-2**, is hereby modified by deleting subsection 7.1 f) and replacing it with the following:

“f) The proponent(s) may be required to submit a transportation study, prepared by a professional and certified engineer to address both the impact of any new development upon the provincial highway system, as well as any associated highway improvements that are required prior to the approval of any secondary plans, development plans or subdivisions.”
12. **Section 8.2.1, Community Improvement Objectives, Page 8-2**, is hereby modified by adding the following new subsection following subsection 8.2.1 a) vi, to read as follows:

“8.2.1 a) vii. To encourage intensification within the settlement areas, the redevelopment of brownfield sites, and the reuse of vacant or underutilized buildings by utilizing available legislation and programming.”
13. **Section 8.15 f), Consents, Page 8-13**, is hereby modified by replacing the word “purp9oses” with “purposes” in the second line of this statement.
14. **Annex A – Glossary, Page 1**, is hereby modified by adding new definitions as follows:
 - a. after the definition for “**Arterial road**” add a definition for Brownfield Sites as follows:

“**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.”

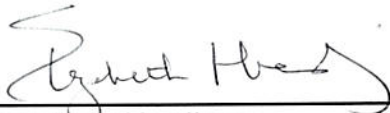
- b. after the definition for “**Collector Road**” add a definition for Community Improvement as follows

“**Community Improvement** means: the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.”

15. Official Plan Schedules A1, A2, A3, C1 and C2, are hereby modified by:

- a. removing the label “Municipally Maintained Roads” for the roads indicated in RED on the attached copy of Schedule A1, **Urban Sioux Lookout Settlement Area**;
- b. removing the label “Municipally Maintained Roads” for the roads indicated in RED on the attached copy of Schedule A2, **Drayton Settlement Area**;
- c. removing the label “Municipally Maintained Roads” for the roads indicated in RED on the attached copy of Schedule A3, **Hudson Settlement Area**;
- d. removing the label “Municipally Maintained Roads” for the roads indicated in RED on the attached copy of Schedule C1, **Community Improvement Area Sioux Lookout and Drayton**;
- e. removing the label “Municipally Maintained Roads” for the roads, as indicated in RED on the attached copy of Schedule C2, **Community Improvement Area Hudson**.

Dated at Toronto this 2nd of December, 2011



Elizabeth Harding
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing