

PLANNING REPORT

ACTION

INFORMATION

TO: Reeve Dobson & Members of Committee of the Whole
FROM: Forbes Symon, Senior Planner, Jp2g Consultants Inc.
DATE: September 9, 2020

RE: Montague Official Plan Review & Update: Special Council Meeting

Recommendation: *That Council conclude the Special Meeting on the Official Plan Review and Update and request that the public submit comments no later than September 30, 2020. Further that the Consultant be directed to conclude agency and public consultation on the Official Plan Review by September 30, 2020, after which the Consultant is to present an "Issues & Options Report" to Council for further deliberation.*

The Township of Montague retained the services of Jp2g Consultants Inc to undertake a review and update of its Official Plan in accordance with Section 26 of the *Planning Act, R.S.O. 1990*. As part of the Official Plan Review & Update it is a requirement that Council hold a "Special Meeting" open to the public to discuss revisions that may be required or are being considered to the Official Plan. The following Planning Report provides an overview of the nature of the Official Plan Review & Update project, presents the results of the consultation to-date, and summarizes the issues, identified to date, to be considered in the Official Plan update.

Purpose of Montague Township Official Plan

Pursuant to Section 17 of the *Planning Act, R.S.O., 1990*, Chapter P.13, as amended, the Township of Montague Council is charged with responsibility for preparing and adopting an Official Plan. The Montague Official Plan was adopted by Council on August 3, 2010 and contains policies intended to guide public and private interests to achieve the best form of development under the most desirable conditions. In addition, the Official Plan sets out guidelines for the preparation of municipal regulations which implement the Plan, establishes policies to govern both the division and development of land, and finally, identifies public actions which need to be taken to support community development.

The Official Plan advances several broad land use planning goals aimed at supporting and enhancing the quality of life for those who live and work in, or visit, the Township of Montague. These goals include:

1. To continue to wisely manage change and accommodate a modest quantity of growth and development in an efficient manner in response to anticipated

needs, having regard to economic, social, cultural, environmental and other considerations.

2. To preserve and enhance the natural and cultural heritage resources of the Township and minimize development-related impacts in recognition of the long-term environmental, economic, and other values of these resources.
3. To take a proactive approach to potential health, safety, and property damage concerns through either directing development away from areas associated with risks and/or requiring appropriate measures to reduce or eliminate risks.
4. While pursuing the foregoing goals, the Township seeks to:
 - a) Maintain and preserve the Township's character as a scenic rural community, complemented by small pockets of historical settlement areas, areas of cultural and natural heritage value, and a historic agricultural community.
 - b) Foster environmentally sustainable opportunities to live, work and visit in the Township.
 - c) Ensure the continued financial health of the Township through responsible land use and other public policy decisions.

Requirement to Review & Update Official Plans

Section 26 of the *Planning Act, R.S.O 1990* requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect. The Township's current Official Plan (OP) was adopted by Council August 2010. The purpose of the review is to ensure that the OP is:

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

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

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

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

Agency Consultation

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

With the assistance of the Lanark County Planner, the Consultant has reached out to 28 agencies including prescribed provincial ministries, local area school boards, Rideau Valley Conservation Authority, Parks Canada, surrounding municipalities, First Nations, and utilities. The agencies were provided with a notice of commencement of the Official Plan Review and Update project and Council's desire to bring the OP into compliance with the 2020 Provincial Policy Statement and conformity with the Lanark County Sustainable Communities Official Plan. They were also formally requested to participate in the Montague Township OP Review/Update project. Specifically, they were asked to provide any information they had that would assist with updating the resource mapping (in GIS format) and any technical information or policy examples to make OP consistent with 2020 PPS.

Comments from the public agencies received to date are included in Appendix A.

Township Staff & Council Consultation

The Consultant carried out interviews with key staff (Clerk Administrator, Planner, CBO) and the individual members of Council to solicit their opinions on elements of the Official Plan that should be updated or revised. The questions asked included:

- Familiarity with the Montague Township Official Plan?
- Identification of OP policies that are permitting undesirable development?
- Identification of OP policies that are prohibiting desirable development?
- Awareness of need for Natural Heritage System mapping?

The results of this consultation are reflected in the preliminary list of issues.

Public Consultation

The September 9, 2020 Special Council meeting is intended to introduce the Official Plan Review and Update project to the public and solicit their comments. Council encourages the public to provide written comments or oral comments at the Special Council Meeting. Written comments from member of the public are encouraged to provide to the Clerk Administrator no later than **September 30, 2020** for them to be

considered in future Council deliberations on the issues to be addressed in the Official Plan Update.

The Township created a special page on its website www.montagu township.ca dedicated to the Official Plan update and review. This page includes information of what is an Official Plan, why the Township needs and Official Plan, the requirement to review the Official Plan and ways in which the public can get involved in the project.

Preliminary List of Issues

Based on the Consultant's review of the 2020 Provincial Policy Statement, discussions with the County of Lanark Planner, discussions with staff and Council and the agency comments to date, the following list of preliminary issues to be addressed in the Official Plan update has been created. It is important to understand this is a **preliminary list** and that comments from the public, additional agency comments and additional comments from Council are expected to add to this list.

1. Expanded opportunities/diversity for commercial and industrial development; creation of visually attractive commercial/industrial areas (Highway 15, Airport Area, Roger Stevens Drive); expanded rural home occupation/agricultural farm gate/home occupations uses.
2. Promote more dense urban areas; permit communal services to achieve more dense development; advance the hamlet of Rosedale as a prime location for increased development activity.
3. Explore development potential of serviced Rideau Avenue lands.
4. Promote subdivisions in hamlets over scattered residential consents; minimize negative impact of scattered rural residential development (i.e. No more Pinery Road type development); better manage growth pressures on Ott/Mont boundary along Roger Stevens; No new development on private roads; opportunities for additional development where no additional consents are currently permitted.
5. Secondary Dwelling Unit policies; more affordable housing needed; Tiny Home development/subdivisions.
6. More permissive policies regarding sustainable development – permit green energy at industrial scale.
7. Provide clearer understanding of development constraints and what they mean for future development.
8. Enhanced policies regarding consultation with First Nation communities.

9. Well head/intake protection zones policies (Smith Falls, Merrickville).
10. Recognition of significance of Rideau Canal and policies to protect and benefit from.
11. Update of Mineral Aggregate mapping.
12. Creation of Natural Heritage System mapping.

Next Steps

The formal agency and public consultation is proposed to conclude **September 30, 2020**, after which Council will be presented with an Issues and Options Report from the Consultant, summarizing the Official Plan Review component of the project. Council will then determine the issues to be included in the Official Plan Update and provide direction on the preferred policy option to address the issue. Once the scope and nature of the update has been determined, the Consultant will prepare a draft Official Plan Amendment (OPA) and Planning Justification Report for Council's consideration.


Once Council is satisfied with the draft Official Plan Amendment, they will provide direction for the Consultant to initiate the formal Official Plan Amendment process, including additional agency and public consultation.

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

Opportunities for public comment are available throughout the formal OPA process at both the local and county Council levels.

All of which is respectfully submitted.

Jp2g Consultants Inc.
ENGINEERS ▪ PLANNERS ▪ PROJECT MANAGERS



Forbes Symon, MCIP, RPP
Senior Planner | Planning Services

Appendix A: Agencies Comments as of 2/9/2020

August 19, 2020

Forbes,

I spoke with our Environmental Services staff, and our natural heritage information is generally shared with the NHIC. All of our wetland mapping, etc. should therefore be consistent with that of the NHIC. We can provide updated information on federal SAR if needed and upon the Township's request.

Here is a link to the section of Parks Canada's website where you can access the *Policies for In-water and Shoreline Works and Related Activities*: <https://www.pc.gc.ca/en/docs/r/poli/page01> as well as the *Historic Canal's Regulations*: <https://laws-lois.justice.gc.ca/eng/regulations/sor-93-220/>

These policies are applied to any development proposals that are situated in, over, or directly abutting the Rideau Canal. They will give you some context on the items that Parks Canada reviews planning and development applications for with regards to marine facilities, access to the Canal, navigation, etc.

As part of Parks Canada's commitment to the Rideau Corridor Landscape Strategy, a Landscape Character Assessment has been created to identify key features and values along the Rideau Corridor. The intent of the LCA is to help guide and support effective planning and management of the Rideau Corridor's landscape. In particular, the LCA identifies viewshed boundaries that are associated with the Canal, and one of our interests is minimizing visual impacts into and from the waterway. Here is a link to the on-line resources: <https://www.pc.gc.ca/en/lhn-nhs/on/rideau/info/sacr-rcls>

While it sounds from the circulated notice that only technical information is being requested at this time, if you would like to receive any comments on the current OP, please let me know.

Regards,
Craig
Craig Cunningham
A/Planner

Rideau Canal National Historic Site
Parks Canada / Government of Canada
34 Beckwith Street South, Smiths Falls, ON K7A 2A8
Craig.Cunningham@canada.ca / Tel: 613-283-7199 Ext. 284

Planificateur par interim
Lieu historique national du Canal-Rideau
Parcs Canada, Gouvernement du Canada
34 Beckwith Street South, Smiths Falls, ON K7A 2A8
Craig.Cunningham@canada.ca / Tel: 613-283-7199 Ext. 284

July 31, 2020

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,
Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
500 Consumers Road, North York, Ontario M2J 1P8

July 27, 2020

Mr. Symon:

Thank You for considering me in the review of the Montague Township Official Plan. You have requested the following from me

- 1) Updated resource mapping (in GIS format)
- 2) Any technical information or policy examples to make OP consistent with 2020 PPS

I assume you have included me, because I have been a member of the RCLS Planners Group and the City of Ottawa provided mapping for the entire Rideau Canal System from Ottawa to Kingston.

As you may be aware, the City of Ottawa is updating their Official Plan also. Information regarding this project can be found at <https://engage.ottawa.ca/the-new-official-plan>. However, the draft OP will not be released to the public until November. Unfortunately, I am unable to provide comments on the current Montague Township OP, for your timeline, as I am trying to meet strict timelines myself for our OP. However, when there is a draft Montague Township OP, I would be happy to provide input.

In regard to the GIS mapping, I can offer the following:

- Don Morse took the leadership in compiling mapping for the Rideau Canal Corridor. He has since retired.
- The City has a study that was done using data from MNR, NCC, Land Information Ontario (LIO) data, Parks Canada. The date on the original file source note was a CAD from 2011 and the project number indicates 2011 as well.
- If we were to share any Township data, it would be preferred that it be directly requested from the Township, rather than a 3rd party. The Township would most like have to sign our data agreement.
- The Township would have to get the updated sources themselves, and re-evaluate any analysis done on the landscape character that was done.

Randal Rodger, is our Program Manager, Geospatial Anl Tech & Solutions and would need to give the ok in regards to sharing any GIS information. He does not return from holidays until August 8. Once I have spoken with Randal, I can provide further direction in regards to the GIS datas

Regards,

Lorraine Stevens, MCIP, RPP

Planner / Urbaniste

Planning Policy and Resiliency / Politiques d'urbanisme et Résilience

Planning, Infrastructure and Economic Development Department / Services de planification, d'infrastructure et du développement économique

City of Ottawa | Ville d'Ottawa

☎ 613.580.2424 ext./poste 15077

ottawa.ca/planning / ottawa.ca/urbanisme

July 24, 2020

Thank you for your email message.

In light of the ongoing developments resulting from the novel Coronavirus (COVID-19), the Algonquins of Ontario are taking proactive steps to keep our employees and workplace safe and secure.

Effective Monday, March 16, 2020 the AOO Consultation Office will be closed until further notice.

During this time, to maintain our business continuity, we will be monitoring emails and will respond when possible. If you require immediate assistance or have any pressing inquiries, please contact our general inbox at algonquins@tanakiwin.com or visit our website at www.tanakiwin.com.

Thank you for your patience, understanding and support.

Ashley Bernard

Consultation Administrator

Algonquins of Ontario Consultation Office

July 24, 2020

The MNO is adjusting standard work practices due to the Covid-19 outbreak and to better enable staff to work remotely. **Please note that the MNO's Lands, Resources and Consultations (LRC) Branch will no longer review hard copy consultation notices mailed to MNO offices.** The LRC Branch will review all electronic notices and process them in accordance with our standard operating procedures. All consultation notices must be sent electronically to consultations@metisnation.org.

The Métis Nation of Ontario's LRC Branch acknowledges your information notice. The MNO reserves the right to request additional information, meetings and consultations in respect of the project should the MNO deem it to be necessary.

For additional information pertaining to consulting with Ontario Métis please visit the MNO web site at: <http://www.metisnation.org/programs/lands,-resources--consultations/duty-to-consult>.

Ministry of Energy, Northern
Development and Mines

Ministère de l'Énergie, du Développement du
Nord et des Mines

Ontario Geological Survey

Commission Géologique de l'Ontario

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August 7, 2020

**Re: Background Information for the Township of Montague Official Plan
Review/Update**

As requested, I am providing reference materials for the Township of Montague Official Plan review/update.

This information will help form the basis of the content of the Official Plan with respect to the wise use and management of resources (Section 2.4 of the Provincial Policy Statement, 2020) and protecting public health and safety (Section 3.2).

Enclosed, please find copies of the following maps and documents for the subject area:

- Land Tenure and Abandoned Mines Information System (AMIS) Map
- Mineral Deposit Inventory, Karst and Bedrock Geology Map
- Metallic Mineral Potential Estimation Tool (MMPET) Map
- Aggregate Resources of Ontario Map
- AMIS Site Reports
- AMIS Disclaimer
- Montague Publication List

The facts for the Township of Montague include the following:

1. The Township of Montague is comprised entirely of non-mining land tenure with surface and mining rights, as shown on the Land Tenure and Abandoned Mines Information System map. This data is current to July 2020. There are no Crown mining rights in the Town of Prescott. See attached Land Tenure and Abandoned Mines Information System (AMIS) Map.

2. The township is underlain by dolostone and sandstone of the Lower Ordovician Beekmantown Group (Type 53). This is further separated into the March Formation occurring throughout most of the township, and the Oxford Formation, present in the south eastern portion of the township. Geology is based on ENDM Datasets MRD 126-Rev 1, 1:250,000 scale Bedrock Geology of Ontario, OGS 2011 and MRD 219, 1:50,000 scale Paleozoic Geology of Southern Ontario, OGS, 2007. See attached Mineral Deposit Inventory, Karst and Bedrock Geology map.
3. There are two reported karst features in the Township of Montague in its southeastern extent. Both are unverified reports of localized solution weathering (Karst of Southern Ontario and Manitoulin Island, Ontario Geological Survey, GRS005, 2008). Karst landscapes are caused by dissolution of mainly sedimentary carbonate rocks by acidic surface water and groundwater. See attached Mineral Deposit Inventory, Karst and Bedrock Geology map for the location and distribution of these karst related features.
4. The surficial geology for the township includes organic deposits, stone-poor, sandy silt to silty sand-textured till, coarse-textured glaciomarine deposits of sand and gravel and fine-textured glaciomarine deposits of silt and clay overlying Paleozoic bedrock (1:50,000 scale Surficial Geology of Southern Ontario, MRD128-Rev, OGS, 2010).
5. Coarse-textured glaciomarine beach sand occurs as scattered ridges, particularly in the southeast part of the township. These are classified as a Tertiary aggregate resource with a thickness of 1.5 to 3 m. The bedrock underlying the entire township occurring beneath 8 m of overburden or less, is classified as a Selected Bedrock Resource Area. Selected Bedrock Resource Area 1 corresponds with the March Formation occurring throughout most of the township, and Selected Bedrock Resource Area 2 corresponds with the Oxford Formation present in the south eastern portion of the township. See attached Aggregate Resources of Ontario map. Aggregate resources are outlined in the Aggregate Resources Inventory of the County of Lanark, Southern Ontario, OGS, 2013 ([ARIP189](#)). Mineral aggregate resources are designated under the *Aggregate Resources Act* and administered by the Ministry of Natural Resources and Forestry (MNR). Please contact MNR's District Planner for that ministry's response.
6. Listed within ENDM's Mineral Deposit Inventory (MDI) database there are eleven MDI sites within the Township of Montague. There are three producing mines: the Town of Smiths Falls Quarry ([MDI31C16NE00022](#)), the Rosedale Quarry ([MDI31B13NW00005](#)), and the Kilmarnock Quarry ([MDI31B13NW00004](#)), all of which are dolostone quarries. There are five past producing mines without reserves: the Ontario Building Materials Limited Quarry ([MDI31C16NE00023](#)), the Town of Smiths Falls Quarry – 1989 ([MDI31C16NE00041](#)), the Town of Smiths Falls Quarry – 1938 ([MDI31C16NE00022](#)), and the North Numogate Quarry ([MDI31C16NE00026](#)), all dolostone quarries, and the South Numogate Quarry ([MDI31C16NE00024](#)), a silica sand quarry. There is one peat prospect ([MDI31B13NW00003](#)). There are two discretionary occurrences: one sandstone building stone occurrence ([MDI31C16NE00042](#)) and one peat occurrence ([MDI31G04SW00005](#)).

Dolostone, sandstone and silica sand are considered mineral aggregate resources designated under the *Aggregate Resources Act* and administered by the MNRF. See attached Mineral Deposit Inventory, Karst and Bedrock Geology map for MDI record location.

7. The Ministry's Assessment File Report Inventory (AFRI) database indicates that no past mineral exploration activity has been reported for the Township of Montague.
8. Data shown on the attached Metallic Mineral Potential Estimation Tool (MMPET) map, is based on a GIS-based application that provides a high-level, regional scale illustration of the likelihood of any given parcel of land to be prospective for a metallic mineral resource. The estimate values are a score out of 100. The MMPET map indicates that the entire township of Montague has low mineral potential with a score of 40.1-50 out of 100.
9. The Abandoned Mines Information System (AMIS) provides information on all known and recorded abandoned and inactive mine sites located on both Crown and privately held lands within the province of Ontario. The AMIS data is up to date as of November 2018. AMIS information should be used as per the instructions provided in the attached AMIS Disclaimer.

There are four known and recorded AMIS sites within the township of Montague. All four AMIS sites ([07058](#), [07059](#), [07060](#) and [07061](#)) are abandoned dolostone quarries with 3 to 5 m depths. The location and distribution of these sites can be viewed on the attached Land Tenure and Abandoned Mines Information System map. A more detailed review of the sites can be viewed in the attached AMIS Site Reports. The four sites are regulated under *the Aggregate Resources Act*, administered by the Ministry of Natural Resources and Forestry (MNRF). Please contact MNRF for more information about these sites.

The information and referenced datasets provided here are publicly available for viewing or free download through the Geology Ontario portal at, <http://www.geologyontario.mndm.gov.on.ca/> and in GIS format at <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearch> . Attached to this document is a list of the publications/datasets referenced in this document.

Official mining claim information is available through the MLAS Map Viewer application which is updated daily, and can be found at, <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/mlas-map-viewer> .

The following is a list of comments regarding updates to the Official Plan, based on the information provided above:

- There were no direct changes to ENDM's methods and reviews as a result of the updated 2020 Provincial Policy Statement.
- A general note that there should always be a distinction in verbiage when describing minerals, mineral deposits and mineral mining operations (ENDM, *the Mining Act*) and mineral aggregate resources and mineral aggregate operations (MNRF, *the Aggregate Resources Act*).
- In Section 2.17.1 "Mineral Resources" should be defined as including both minerals and mineral aggregate resources for clarity. In bullet 1.1 "Mineral Resources" should be changed to "Mineral Aggregate Resources" since this is what Schedule A refers to. In bullet 2.2 "Mineral Resource" should be changed to "Mineral Aggregate Resource".
- In Section 2.19, consider adding a section on karst. While karst is not prevalent in the township, a couple records of karst features have been identified in the southern part of the township. Karst development can lead to topographic features such as sink holes which can be a risk to public health and safety and have the potential to cause serious property damage.
- In Section 2.20.2, describe "mineral resource operations" as including both mineral mining and mineral aggregate operations, since these terms separately describe material regulated under the *Mining Act*, and the *Aggregate Resources Act*, respectively. In bullet 2, The Ministry of Northern Development, Mines and Forestry should be updated to the "Ministry of Energy, Northern Development and Mines". There are four Abandoned Mine Information System (AMIS) sites that have been recorded in the township. They are all abandoned quarries regulated by the *Aggregated Resources Act* and Ministry of Natural Resources and Forestry.
- Section 3.2 describes both minerals and mineral aggregates as advised. Throughout Sections 3.2.1, 3.2.2 and 3.2.3 update Ministry of Northern Development, Mines and Forestry to Ministry of Energy, Northern Development and Mines. See the Aggregate Resources of Ontario map attached to this report for additional mapping. The paragraph on minerals is still up-to-date as mineral potential for the township is low. In Section 3.2.3 bullet 1, Mineral Resource should be specified as Mineral Resource – Aggregate, to be consistent given the context.
- Consider adding karst to Section 3.5. See attached Mineral Deposit Inventory, Karst and Bedrock Geology map for locations of karst features.
- Mining and mineral exploration should be listed as a permitted land use for lands designated as Rural (Section 3.6).

I trust that you will find this information in order. If you have any questions, please do not hesitate to contact me.

Sincerely,



Sarah Ferguson, M.Sc., P.Geo.
Regional Land Use Geologist – NW Region
Resident Geologist Program
Phone: 807-707-7463
sarah.ferguson@ontario.ca

cc: Laura Mancini (ENDM)

Attachments: Land Tenure and Abandoned Mines Information System Map
Mineral Deposit Inventory, Karst and Bedrock Geology Map
Metallic Mineral Potential Estimation Tool (MMPET) Map
Aggregate Resources of Ontario Map
AMIS Site Reports
AMIS Disclaimer
Montague Publication List