

Revisions to Draft Official Plan Suggested to Implement the <i>Planning Act</i> , Provincial Planning Statement, 2024 and Provincial Plans					
Item	OP Policy Number	Comments/Concerns	Related Provincial Ministries	Reference to <i>Planning Act</i> , PPS, or Provincial Plan Section or Policy	Proposed Revision
2	OP-wide	Indigenous communities in Ontario include Inuit, First Nations, and Métis peoples. For consistency with PPS terminology and general current practice, it is recommended that the word “Aboriginal” be replaced with the word “Indigenous” throughout the OP, except in reference to Aboriginal and treaty rights, Aboriginal rights, or Aboriginal title. OP policy 2.2.5 mentions two Indigenous communities by name, but these are not the only two Indigenous communities with an interest as well as Aboriginal and treaty rights in the area. To ensure that the OP is consistent with PPS policies 6.1.2 and 6.2.2 and does not give a false impression that there are only two indigenous communities that should be engaged by the municipality, it may be useful to include the full list of such communities in the OP.	MMAH	PPS 6.1.2, 6.2.2	A specific example follows:(2.2.5) * To recognize and respect the cultural values and heritage of Aboriginal Indigenous peoples, including the Algonquins of Ontario and the Métis Nation of Ontario.
3	OP-wide	For clarity, it is suggested that terminology used be consistent with defined terms in the Provincial Planning Statement (PPS), 2024, where possible. The terms “archaeological resources”, “built heritage resources”, and “cultural heritage landscapes” should be used when referring to each type of resource individually. The term “cultural heritage resources” is preferred when referring to all three types collectively. Additionally, PPS Section 8 defines “conserved” with regard to cultural heritage resources but does not define terms used in the official plan, such as “preserved” or “protected”.	MCM	PPS Section 8	
7	1.1 Backgroun	For internal consistency in the OP policies, and consistency with PPS policy 2.1.3, it may be useful to update the planning horizon	MMAH	PPS 2.1.1 & 2.1.3	

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	d Informatio n 1.2 The Official Plan 1.4 Basis of the Plan 7.12 Interpretati on	in the specified policies from 2048 to 2051 to reflect a 25-year planning horizon when the plan is expected to be adopted. Additionally, PPS policy 2.1.1 requires that growth forecasts be based on the Ontario Population Projections published by the Ministry of Finance, which are currently available to the year 2051.			
8	1.6 North Bay – Mattawa Conservation Authority	For consistency with PPS policy 4.2.1, which requires planning authorities to protect designated vulnerable areas and protect, improve or restore vulnerable surface and ground water and their hydrogeological functions, the OP should define Vulnerable Policy Areas, and identify the types that exist in the Township. While there are no wellhead protection areas or intake protection zones in the municipality, the province has identified significant groundwater recharge areas and highly vulnerable aquifers within the municipality. These can be found online in the Source Protection Information Atlas, and included in a schedule of the OP, at https://www.lioapplications.lrc.gov.on.ca/SourceWaterProtection/index.html?viewer=SourceWaterProtection.SWPViewer&locale=en-CA.	MECP	PPS 4.2.1e) and 4.2.2	A 2015 Source Protection Plan for the area (NBMSPP), approved on March 5, 2015, protects existing and future drinking water sources from significant drinking water threats within the NBMSPP’s Vulnerable Policy Areas, containing wellhead protection areas or Intake protection zones. All municipal decisions, including those made under the Act, are required to conform to the significant drinking water threat policies found in the NBMSPP. At present there are no municipal sources of drinking water in the municipality and therefore, there are no Vulnerable Policy Areas located within Bonfield Township, and thus no current or applicable policies or restrictions within the NBMSPP. However, significant groundwater recharge areas and designated highly vulnerable aquifers are present in the Township, as depicted on Schedule X. These vulnerable water resources shall be protected in accordance with policies under section 5.1 Provincially-designated Vulnerable Areas for Groundwater Resources.
9	3.1 Settlement Areas	PPS policy 2.3.2.1 allows for consideration of settlement area boundary expansions outside of a normal five- or 10-year update to the official plan. The suggested revisions reflect the applicable items that must be considered when reviewing such a proposed settlement area boundary expansion. There is no “Hamlet Settlement Area” designation on the schedules. For clarity, it is recommended that the policies list the	MMAH / OMAFA	PPS 2.3.2.1 Internal consistency	In addition to the general policies below, policies for individual land use designations are contained in the Land Use Designations Section of this Plan. - Growth and development shall generally be directed to the settlement areas of Bonfield and Rutherglen, and the vitality and regeneration of these areas shall be encouraged. Changes to the settlement area boundaries may be allowed only at the

		specific designations that are depicted on the Hamlet schedules – A1 and A2.			time of a comprehensive review of this Official Plan. If contemplating a settlement area boundary expansion proposal, council shall consider the following: 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 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; d. Whether the proposed settlement area complies with the minimum distance separation formulae; and e. Whether the expanded settlement area provides for the phased progression of urban development. 4. Each of the The Bonfield settlement areas is primarily designated Residential Focus Area and Community Core Focus Area, while the Rutherglen settlement area is primarily designated Residential Focus Area and Employment Focus Hamlet Settlement Area. Each settlement area is represented in greater detail on a separate schedule as follows:...
10	3.2 Land Use Compatibility	PPS policies regarding land use compatibility focus on minimizing and mitigating adverse impacts between major facilities and sensitive land uses and protecting the long-term operational and economic viability of major facilities. The “compatibility criteria” listed in policy 1 appear to instead refer to general design considerations for development. This section of the OP should be updated to address the avoidance of conflicts between major facilities and sensitive uses, per PPS policy 3.5.1, and the more general design criteria should be moved to a different section of the OP.	MECP	PPS 3.5.1, 3.5.2	3.2.1 Buffering Influence Areas 1. Appropriate buffering will be required between all uses of land where there may be a conflict and where one use may detract from the enjoyment and functioning of adjoining uses. Such buffering is to be in sufficient amounts to avoid mutual adverse effects and is to be appropriate to the particular conditions encountered Where avoidance of impacts between major facilities and sensitive uses is not possible, the Township shall permit the development only if the potential adverse affects are minimized and mitigated in accordance with provincial standards, guidelines and procedures.

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		In addition, the matters contained in section 3.2.1 deal with more than just “Buffering” as the subtitle suggests, and the influence areas are not accurately defined. Proposed edits to section 3.2.1 revise wording for consistency with PPS policy 3.5.2, and to match MECP guidelines standards and procedures. In addition, MECP recommends policies covering the following: - Proposed developments shall be developed in accordance with MECP policy guideline D-5-4 and shall ensure that there is no risk of contamination to potable water supply wells and groundwater resources. - Proponents of industrial development shall ensure that there is no risk of contamination to water resources (e.g., potable water supply wells), and shall be required to provide supporting technical studies, to assist in the evaluation of proposed developments and, where applicable, to determine influence areas, address potential impacts, and identify appropriate separation distances and other mitigation measures. Consideration may also be given to the extent to which site plan requirements can reduce the potential impacts. - Hydrogeological studies shall be required for proposed industrial developments involving storage and disposal of contaminant to the ground, to determine the subsurface conditions and, where necessary, implement appropriate remediation and monitoring program. Where there is change in use to a more sensitive land use, an RSC filling in accordance with O. Reg 153/04 may be required.			2. Special restrictions may be required where residential uses adjoin an obnoxious use, such as an industrial or commercial activity or community facility and other uses of land characterized by traffic generation, the use of trucks, goods handling, noise, and fumes, congregation of people or other factors affecting residential amenity so that this amenity is maintained and enhanced. The Province identifies potential and actual influence areas as a range within which an adverse effect may be, would be, or is experienced across three classes of industry: ... 3. In the absence of Within the following potential influence areas, technical studies required outlined in policy 3.2.2, prepared according to Provincial Guideline D-6 which shall be required to identify an actual influence area the minimum separation distances required between industrial uses and residential or other sensitive land uses shall be: a. Class I Industries: 70 metres; b. Class II Industries: 300 metres; and c. Class III Industries: 1,000 metres 4. In the absence an actual influence area identified through technical studies outlined in policy 3.2.2, the potential influence areas set out in policy 3.2.1.3 shall be the minimum separation distance.45. With the support of technical studies, prepared under Provincial Guideline D-6, ‡The following minimum separation distances in accordance with Provincial Guidelines D-6 shall apply between industrial uses and residential or other sensitive land uses, even if additional mitigations are proposed in accordance with the studies outlined in policy 3.2.2: a. Class I Industries: 20 metres; b. Class II Industries: 70 metres; and c. Class III Industries: 3000 metres 3.2.2 Noise, Vibration, Particulate and Odour
11	3.6 Watercourses and Lakeshore	This section appears to mix policies relating to the potential disposition of shoreline road allowances, with other concepts that are also covered in other sections of the plan. The township may want to consider renaming this section ‘Shoreline Road	PPS 4.2.1 (g)	MECP	The capacity of lakes to accept additional development must be taken into consideration when proposing development adjacent to watercourses and lakes. Accordingly, the policies for watercourses and lakeshore development are intended to prevent negative impacts on these important

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	Developm ent	Allowances’ and keeping the policies (1-6) related to the allowances while moving policies 7-12 to other applicable sections that already exist in the official plan (Fish Habitat, Crown land, At-Capacity Lakes, and Cultural Heritage Resources). Alternatively, you may want to consider merging the shoreline road allowance policies into the Recreational Area land use designation policies. Impacts of development on fish habitat are evaluated within 300 metres for Lake Trout Lakes. The Natural Heritage Reference Manual speaks to Environmental Impact Studies (not Statements). The term “cultural heritage resources” includes archaeological resources.			natural heritage features and their hydrological and ecological functions, including the application of procedures outlined in MECP’s ‘Lakeshore Capacity Handbook’. Additional guidance is found in the policies for the Recreational Area in Section 4.3. 9. Proposals for development within 120 metres, or 300 metres for Lake Trout lakes, of the high water mark of any watercourse or water body which contains fish habitat, as determined by the Fisheries and Oceans Canada (DFO), will be evaluated for their potential impacts on fish habitat. Council may require the submission of an Environmental Impact Studyatement (EIS), prepared in accordance with the Environmental Impact Studyatement Section of this Plan, to address potential impacts on fish habitat. [Consider moving this to Fish Habitat policies of the OP] 12. When considering applications for waterfront development, Council shall ensure that archaeological or cultural heritage resources, both on shore and in the water, are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant archaeological or cultural heritage resources in accordance with the Cultural Heritage policies of this Plan. [Consider moving this to cultural heritage policies of the OP.]
12	3.7. Private Individual Water and Wastewater Services	For consistency with PPS policies 3.6.2-3.6.7, the OP should acknowledge the preferred servicing hierarchy, detail the Township’s responsibility to consider the impacts of individual services and the feasibility of other types of servicing at the time of the next official plan update, indicate that private services may be used provided site conditions are suitable for the long-term provision of such services with no negative impacts, and indicate the need to confirm reserve capacity for hauled sewage prior to any lot creation. Currently, hauled sewage capacity is only mentioned in the Hamlet section of the plan.	MECP / MMAH	PPS 3.6.2 – 3.6.7	1. Municipal services are the preferred method of servicing in settlement areas. Where municipal services are not available, private communal services are the preferred form of servicing for multi-unit/lot development. 2. At the time of the next official plan update, the Township will assess the long-term impact of individual on-site sewage and water services on environmental health and the financial viability and feasibility of other forms of servicing. 3. Private sewage and water services may be used where site conditions are suitable for the long-term provision of such services with no negative impacts, and where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity, including the capacity to dispose of hauled sewage.

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13	3.13 Crown Lands	To assist in complying with notice requirements related to <i>Planning Act</i> applications, it may be useful to identify the different types of Crown land present in the municipality and which provincial ministry manages each of them. As such, consider adding a policy clarifying that Crown lands within the Township include Provincial Parks and Conservation Reserves, which are management by the Ministry of the Environment, Conservation and Parks, and also include Enhanced Management and General Use Areas, which are managed by the Ministry of Natural Resources. The <i>Planning Act</i> does not apply to Crown lands, and subsection 6(2) only applies to provincial ministry decisions that impact non-Crown lands in a municipality. As such, policy 3 should be deleted.	MMAH	PPS 3.9.1 (d)	2. Council recognizes that the policies of this Plan are not binding do not apply on Crown Lands. The uses and development of Crown lands will occur be developed by the Province with regard for the planning policies of the Township and in the context of the Algonquin Land Claim Treaty Negotiations. The Algonquins of Ontario (AOO) have asserted that their Aboriginal rights and title have never been extinguished and that they have continuing ownership of the Ontario portions of the Ottawa and Mattawa River watersheds and their natural resources, which include lands within Bonfield Township. An Agreement-in-Principle was signed in 2016 and the Province and AOO continue to negotiate towards a final agreement. 3. It is further recognized that under Section 6 (2) of the Planning Act, the Province, before carrying out or authorizing any undertaking that the Province considers will directly affect any municipality, shall consult with, and have regard for, the established planning policies of the Municipality.
14	3.14 Adequate and Affordable Housing	For consistency with PPS policy 2.2.1a), the municipality is required to include a minimum target for the provision of affordable housing. Additionally, land use planning and planning for housing must be coordinated with Service Managers to address the full range of housing options including affordable housing needs. Policies should be added to indicate a minimum target for affordable housing, as well as to indicate how the municipality will work with the District of Nipissing Social Services Administration Board (DNSSAB) to implement actions identified in the 10-year Housing and Homelessness Plan and the Housing Need and Supply Study to address housing and homelessness service issues, gaps in the housing continuum such as senior’s housing, and accommodating additional housing in the hamlet areas. The draft OP policies appear to be contradictory regarding whether multiple attached dwellings are permitted only within settlement areas or also within the Rural and/or Recreational areas. It may be clearer to indicate that multiple attached dwellings may only be permitted in the Rural Area subject to official plan and zoning by-law amendments, and clearly indicate	MMAH	PPS 2.2.1 (a)	

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		what considerations (type of servicing, studies, etc.) would be required to support such an application.			
15	3.14.1 Additional Residential Units	Because of the additional servicing capacity requirements, MECP strongly discourages the erection of multiple attached dwellings or additional residential units on lakes at or near their environmental lake capacity. Consider excluding the Recreational Area land use designation from the Additional Residential Unit policies. Further, at minimum, multiple residential units should not be permitted within the 300m setback for development on lakes considered at capacity for development, consistent with the Lakeshore Capacity Assessment Handbook.	MECP / OMAFA	PPS 4.2.1 (g)	2. c. properties within 300 metres of a lake considered to be at capacity for development.
17	3.17 Group Homes	PPS policy 2.1.6 states that municipalities should support the achievement of complete communities, including by improving accessibility for people of all ages and abilities and improving social equity and overall quality of life for people of all ages and abilities. PPS policy 2.2.1 b)1. requires municipalities to permit and facilitate all housing options, including additional needs housing. This includes group homes. PPS policy 6.1.3 requires that the PPS be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms. MMAH recommends that Group Homes be defined, but not limited to a specified number of residents. The number chosen is arbitrary and unsupported, and it may create a barrier to the provision of this form of additional needs housing and be seen as discriminating against people on the basis of housing need.	MMAH	PPS 2.1.6, 2.2.1b) and 6.1.3	
18	3.18 Community Gardens and Urban Agriculture	This section mentions an Open Space land use designation, which is not shown on any schedules. "Open space uses under the jurisdiction of a public agency" is listed in the Recreational Area policies and "public open space" is listed in the Rural Area policies. For greater clarity, this policy should not list designations that do not exist in the plan.	MMAH / MCM	PPS 6.1.5, PPS 4.6.1 & 4.6.3.	1. The Municipality shall support community gardens by: a. Permitting community gardens and roof top gardens in the following designations: Hamlet Settlement Area and , Rural Area, and Open Space, except where rooftop gardens may compromise the character of a cultural heritage resource shall only be permitted on or adjacent to a protected heritage

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		It is not clear what “compromise the character of a cultural heritage resource’ means or how it would be determined. For consistency with the requirements of PPS policies 4.6.1 and 4.6.3, the OP should indicate that the heritage attributes of a protected heritage property will be conserved.			property where the heritage attributes of the protected heritage property will be conserved;
19	3.21 Wayside Pits and Quarries, Portable Concrete and Asphalt Plants	PPS policy 4.5.5.1allows the municipality to exempt areas that have been determined to be incompatible with extraction and associated activities because of particular environmental sensitivity. PPS section 4.6 states that municipalities shall not permit development and site alteration on or adjacent to protected heritage properties, or on lands containing archaeological resources or areas of archaeological potential unless the heritage resources have been conserved. You may wish to include additional environmentally or culturally sensitive areas that have been determined to be incompatible with extractive uses.	MMAH / MNR	PPS 4.5.5.1	
20	3.25 Streetscap ing, Beautificat ion and Property Maintenan ce	Section 34 of the <i>Planning Act</i> allows municipalities to control uses and buildings on a property but does not speak to maintenance or property standards. Property standards by-laws are more commonly passed in accordance with the provisions of Section 15.1 of the <i>Building Code Act, 1992</i> . MMAH recommends updating policy 3.25.5 to refer to a by-law in accordance with the <i>Building Code Act</i> , or the Property Maintenance and Occupancy Standards By-law section of this official plan rather than the zoning by-law.	MMAH	<i>Building Code Act, s 15.1</i>	
21	3.27 Stormwate r Managem ent	For consistency with PPS policy 3.6.8, a new section is recommended to outline stormwater management requirements.	MECP	PPS 3.6.8	
24	4.1 Hamlet	To avoid confusion and redundancy, it is recommended that servicing policies be limited to the Servicing section of the OP.	MMAH / MECP	PPS 2.3.1. 2.5	

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	Settlement Areas	It is also unclear whether the Township intends for all the permitted uses listed in policy 4.1.5 to be permitted anywhere within the settlement areas. Please clarify. Please provide further definition and clarity around light industrial use. Please update policy 4.1.9 to specify that proponents must demonstrate the need for reserve system capacity for both domestic waste and hauled sewage. Minimum size requirements for new lots on private sewer and water services, without a hydrogeological assessment should be 1.0 hectare.			
25	4.1.1 Residential Focus Areas 4.1.2 Community Core Focus Area	It is recommended that Residential Focus Areas and Community Core Area be clearly indicated as land use designations, with relevant permitted uses and policies moved to these subsections.	MMAH	PPS and 6.1.5	4.1.1.1. Within the Bonfield and Rutherglen Settlement Areas, the Plan identifiesdesignates Residential Focus Areas. The primary uses permitted in these Residential Focus Areas will be residential uses including all forms and densities of housing. 4.1.2.1. Within the Bonfield Settlement Area, the Plan identifiesdesignates a Community Core Focus Area. This area represents the core area of the community where the majority of commercial and civic activity is currently centred, and which is intended to continue fulfilling this function in the future.
26	4.1.3 Employment Focus Area	It is recommended that the Employment Focus Area be identified as a designation, with relevant permitted uses and policies moved to this subsection. The PPS 2024 defines employment area. Institutional and commercial uses are excluded from employment areas except retail and office uses associated with the primary employment use. It is recommended that either the definition and explanation of the Employment Focus Area be updated to be consistent with the employment lands definition in PPS 2024, or that the name be changed to better reflect the mix of permitted uses in this area.		PPS 2.8.1.1. 2.8.1.2 and/or 2.8.1.3 and 2.8.2	

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27	4.2 Rural Area	To ensure consistency with PPS policies 2.6.4 and 2.6.5, which are intended to support a diversified rural economy by minimizing land use conflicts and constraints, it is recommended that the Land Use Compatibility policies be referenced in relation to rural lot creation. To implement an agricultural systems approach and provide the greatest protection to agricultural operations in the municipality, OMAFA suggests that on a farm property, additional residential units be located within the farm building cluster, or on marginal agricultural lands.	OMAFA / MMAH	PPS 2.6.4, 2.6.5, 4.3.2.5	1. The Rural Area land designation is shown on Schedule A. It is the intent of this designation to preserve the rural character and setting of these areas. Agricultural land uses and operations shall be encouraged to allow for the continuance of agricultural operations. Low density residential development may also be permitted through severances and estate lot subdivisions, in accordance with the Land Division, Land Use Compatibility, and Minimum Distance Separation policies of this Plan. 4.2.2.j. Residential uses shall be limited to single-detached dwellings and may be permitted in accordance with the Rural Area policies applicable to residential uses in Section 4.2.4. Additional residential units shall be permitted subject to the policies of Section 3.14.1 and the provisions of the Zoning By-law. Where additional residential units are located on a farm property, they shall be located within the farm building cluster or on marginal agricultural lands. 3. The Township will use an agricultural systems approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base, facilitate near-urban agriculture, and support and foster the long-term economic prosperity and productive capacity of the agri-food network
28	4.2.1 Agriculture -Related Commercial and Industrial Use Policies & 4.2.2 On Farm Diversified Uses	PPS 2.6.1 (d) states that on rural lands in municipalities, agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards are permitted. PPS 2.6.5 states that new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae. PPS 3.5.1 states that planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures. OMAFA recommends that a reference to “provincial guidelines” be added to 4.2.1b, to ensure that “suitable buffering” can be	OMAFA	PPS 2.6.1 (d), 265, and 3.5.1	1. b. provides suitable buffering following provincial guidelines between adjacent residential uses; (4.2.2) 1. d. The On-Farm Diversified Use is limited in area to a maximum of 2% of the property area, up to one hectare.

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		determined based on MDS and D-series Guidelines, as appropriate. 4.2.2.1.d. is the same policy as 4.2.2.1b.)			
29	4.2.3 Commercial and Industrial Policies	For clarity and consistency, it may be useful to have one section in the plan that consolidates Industrial use and Commercial use policies, rather than having them listed under Hamlet Settlement Areas, Employment Focus Areas, and Rural Area. In order to be consistent with PPS policy 4.2.1 (e), and as outlined in MECP’s D-5-4 Technical Guidelines for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, the Official Plan should restrict commercial and industrial uses to “dry” activities. Dry industrial/commercial uses are those in which only the disposal of domestic waste of employees is permitted and treated. No industrial liquid wastes, wash, or cooling water or process wastes should be permitted. MECP recommends hydrogeological assessments when land uses for chemical storage (e.g., road salt, fuels, etc.) is planned or proposed that could affect groundwater resources, and if that use is able to proceed, appropriate mitigation, remediation, and monitoring is implemented.	MMAH / MECP	PPS 2.8.2, 4.2.1 (e)	1. i. Where proceeding on the basis of private water and sewer services, light industrial uses shall be restricted to dry uses (i.e. using less than 10,000 L of water per day).
31	4.3 Recreational Area	Section 3.14 of the official plan permits additional residential units in existing single-detached dwellings in the Rural or Recreational Area designations. Policy 4.3.1. does not list additional residential units as a permitted use in this designation, while 4.3.1 lists additional residential units in relation to overnight accommodation. It is unclear based on these policies whether additional residential units are intended to be permitted in the Recreational area. As noted in comments on section 3.14, MECP recommends not permitting additional residential units as-of-right in shoreline areas, to protect water quality. In addition, policy 4.3.1 d. references section 4.3.5, policy 3, which does not appear to exist in the OP.	MMAH	PPS 6.1.5	

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32	4.3.1 Lots with Water Frontage	PPS 4.2.1 (g) states that planning authorities shall protect, improve or restore the quality and quantity of water by ensuring consideration of environmental lake capacity, where applicable. Therefore, a policy is recommended in this section to refer the reader to the official plan policies for at-capacity lakes. PPS 4.2.1. (e) states that planning authorities shall protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect, improve or restore vulnerable surface and ground water, and their hydrologic functions. For consistency with PPS 4.2.1 (e), it is recommended that some policies from section 5.1.7 - Lake Nosbonsing, Talon Lake, and Kaibuskong Bay – General Development Policies be moved to section 4.3.1 - Lots with Water Frontage, because they apply to all shoreline properties, not just to those on lakes at capacity for development.	MMAH / MECP	PPS Policy 4.2.1 (d) and (g)	1. Development proposals on lots with water frontage are subject to the following additional provisions: d. On lakes determined to be at-capacity for development, development or site alteration of shoreline lots shall only be permitted if they can meet the development policies in this plan for at-capacity lakes. 5.1.7.6 4.3.1.3. On existing parcels of record and new lots, the minimum setback for all buildings and structures, with the exception of non-habitable boathouses, docks, wharfs, pumphouses, aircraft hangars and structures occupying an area of 10 square metres or less, shall be 30 metres from the normal ordinary water's edge of Lake Nosbonsing, Talon Lake and Kaibuskong Bay. Boathouses, docks, wharfs, pumphouses, aircraft hangars and structures occupying an area of 10 square metres or less will be considered as accessory uses provided: a. that approval is received from the North Bay-Mattawa Conservation Authority, as required, and; b. that the Township consider comments from the owners of land immediately adjacent to that of the application. 5.1.7.7 4.3.1.4. A natural vegetated buffer shall be maintained and/or replaced within 30 metres of the normal ordinary waters edge or top of bank from Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield. 5.1.7.8 4.3.1.5. A landscaped corridor of not more than 5 metres in width through the natural vegetative buffer for Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield shorelines shall be permitted to accommodate any boathouses, docks, wharfs, aircraft hangars or structures occupying an area not greater than 10 square metres. (renumber 5.1.7.9 to 5.1.7.13 accordingly)
33	4.3.2 Lots Without Water Frontage	For cases where backlots are within 30 metres of the shore, an additional policy is recommended, and reference to the development constraints on at-capacity lakes is recommended.	MMAH	PPS 4.2.1	1. Development proposals on lots without water frontage, are subject to the following additional provisions:

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					d. The minimum shoreline setback distance for buildings and structures, including septic systems is 30 metres. e. Development or site alteration of interior lots shall only be permitted near lakes determined to be at-capacity for development if they can meet the development policies in this plan for at-capacity lakes.
34	4.3.4 Public Access to Waterfront	<i>Planning Act</i> sections 42 and 51.1 provide details on the implementation of parkland dedication policies where an approval authority may, as a condition of development or redevelopment of land, and, require conveyance of land to the local municipality for park or other public recreational purposes. It is unclear whether this policy is intended to implement the <i>Planning Act</i> with respect to parkland dedication. If so, please refer the reader to the parkland dedication policies in this official plan.	MMAH	<i>Planning Act</i> section 51.1	
35	4.4 Aggregate Removal Area	PPS 4.5 Mineral Aggregate Resources indicates mineral aggregate resources shall be protected for the long term. The associated policies for aggregate resources are in Section 5 under Sand and Gravel Resource Areas, and it is recommended to refer to the reader to these policies here. Bonfield has identified aggregate resource areas on Schedule B. consistent with PPS 4.5.1.1. PPS 4.5.2.5 states that in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if (a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed. Therefore, a priority in sand and gravel resource areas are existing and new aggregate operations, and so it is recommended that the Aggregate Removal land use designation encompass more of the Sand and Gravel resource areas of primary significance.	MNR	PPS 4.5.1.1	1. To ensure that large portions of the Township are not turned into abandoned operations or non-rehabilitated sites, only those portions of properties presently being used for the extraction and/or processing of raw materials taken from the earth or those areas that have been identified on Schedule A to this Plan by the Ministry of Natural Resources and Forestry shall be designated in this Plan and zoned accordingly in the Zoning By-Law. Aggregate pits or quarries may be established in the Township in the identified Sand and Gravel Resource areas according to the Sand and Gravel Resource Area policies of this plan. 9. Comprehensive rehabilitation planning is encouraged for proposed new operations. The Council shall enter into an agreement with the owners of any proposed mining or quarrying operations to ensure compliance with the above regulations consistency with the above policies and the effective rehabilitation of the area after such operations have been completed.

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		PPS 4.5.3.2 states that comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations. It is recommended that the official plan include policies that are consistent with these PPS policies. Since abandoned mines do not relate to aggregate sites, it is recommended that the subsection on Abandoned Mine Hazard Site be moved to the section on Development Constraints (Section 5) under the Human Made Hazards subheading.			
36	4.5 Provincial Parks and Conservation Reserves	PPS 3.9.1 (d) promotes the recognition of provincial parks, conservation reserves, and other protected areas, as well as minimizing negative impacts on these areas. MNR’s Natural Heritage Reference Manual lists ANSIs as a critical non-Crown land complement to provincial parks and conservation reserves. There is a 120-metre buffer around these protected areas where the impacts of development must be considered for negative impacts on the protected area. Given this, and that provincial protected areas are not land use designations, it is recommended to move this section to Section 5 Development Constraints.	MMAH	PPS 3.9.1 (d)	1. The Mattawa River Provincial Park and the Boulter-Depot Creek Conservation Reserve are shown as Provincial Parks and Conservation Reserves on Schedule A of this Plan. Ontario Parks at the Ministry of Environment Conservation and Parks is tThe Provincial body is responsible for administering these lands and determining appropriate land use policies, in accordance with the <i>Provincial Parks and Conservation Reserves Act</i>. 2. Nothing in this Plan shall conflict with the preservation and protection of Provincial Parks and Conservation reserves, and development shall have regard for mitigating negative impacts on these areas. 3. The Township will notify and consult with the Ontario Parks Algonquin Zone Office prior to approving any development proposals within 120 metres of a provincial park or conservation reserve.
37	4.5 Environmental Services Area	Cemeteries and Sewage waste disposal sites are not Natural Heritage Features per PPS 4.1 or MNR’s Natural Heritage Reference Manual. To be consistent with PPS 3.5 Lane Use Compatibility, MECP recommends official plan policies indicating that separation distances may be required between Environmental Services Areas and proposed new land uses.	MECP	PPS 5.3.2	1. The Environmental Services Area designation identifies the following areas that are not otherwise represented as Natural Heritage featuresprovide important environmental services for the community on Schedule B. a. Cemeteries b. Sewage waste disposal sites 2. Development may be permitted adjacent to many of the features covered by the Environmental Services Area designation according to the Potentially-Contaminated Sites policies of this plan, when it has if it has first been demonstrated through appropriate studies (e.g. an

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					Environmental Impact Site Assessment, Land Use Compatibility Assessment) that there will be no negative impacts on the existing or proposed uses. 3. Separation distances between Environmental Services Areas and proposed land uses may be required to conform with MECP Guideline D-2, where appropriate. The risk of future groundwater interference events increases if the recommended separation distances are not applied.
38	5 Development Constraints Natural Heritage Features and Cultural Heritage	The draft OP moved Hazards into Section 5 of the OP, and MMAH recommends other policies be also moved to this section of the plan. As such, MMAH recommends this section be named Development Constraints. Note, Schedule B Natural and Cultural Heritage does not currently depict any Cultural Heritage Resources or areas of archaeological potential. Please add these areas to Schedule C, or clarify in the policies that these areas are not identified on any schedule, and re-name the schedule to remove “Cultural Heritage” from the title.	MMAH	PPS 2.6.4, 4.1, 4.5, 4.6, 5.1, 5.2, 5.3	Development Constraints for the Township of Bonfield are mapped either on Schedule B Natural Heritage Features or on Schedule C Development Constraints.
39	5.1 Water Resources and Provincially-designated Vulnerable Areas	To be consistent with section 4.2 of the PPS, the OP should include goals, policies, and objectives to ensure that the watershed is used as the meaningful scale for long-term planning, sources of drinking water are appropriately protected, water resource systems and designated vulnerable areas are identified, and necessary restrictions are in place to protect, improve or restore their hydrologic functions. Significant groundwater recharge areas and highly vulnerable aquifers are provincially-designated vulnerable areas within the Township of Bonfield and they should be identified on a schedule. Information on these features can be found at Ontario’s Source Protection Atlas . Best practices for Source Water Protection can be found here: https://www.ontario.ca/document/best-practices-source-water-protection	MECP	PPS 4.2	1. The Township will use the watershed as the ecologically-meaningful scale for integrated and long-term planning to prevent and minimize negative impacts of development on water resources within and across watersheds. The Township may undertake watershed planning in collaboration with the North Bay Mattawa Conservation Authority. 2. The township shall identify and assess water resource systems (surface and ground water), maintain linkages and functions among them, and implement the necessary restrictions to development and site alteration to protect drinking water and designated vulnerable areas, and will consider environmental lake capacity, where applicable. Sensitive water resources and their related hydrological functions will be protected, improved, or restored. 3. Significant groundwater recharge areas and highly vulnerable aquifers are depicted on Schedule XXX.

		Guidelines on Snow Disposal and De-icing Operations in Ontario can be found here: https://www.ontario.ca/page/guidelines-snow-disposal-and-de-icing-operations-ontario			4. Impacts of development on sensitive water resources will be determined to ensure that it would not pose a threat to local drinking water sources. 5. Highly vulnerable aquifers are sensitive to water quality impacts such as road salt storage and application, as well as fuel spills, fertilizers, pesticides, septic systems, waste disposal sites, etc. Significant groundwater recharge areas are important for replenishing groundwater supplies and can be detrimentally affected by impervious surfaces or consumptive water takings. This plan will apply the Province’s best practices for source water protection in designated vulnerable areas of the Township. Within designated vulnerable areas, the township may: a. Use the zoning by-law to restrict land uses that pose a significant risk to source water in the zoning by-law; b. Have a risk management official expert determine if a risk management plan is required. c. Require a hydrogeological report, a servicing options report, and/or a Water Quality Impact Risk Assessment (MECP D-5-4 guideline) as a condition of development approval to ensure no risk of contamination to potable water supply wells and groundwater resources; d. Request a disclosure report on activities and operations of a proposed development, geotechnical report (if not included in a hydrogeological report) and/or a spill prevention and contingency plan; e. Provide incentive programs (e.g., through Community Improvement Plans) for the implementation of risk management of potential detrimental activities or events on source water; and/or f. Inform and educate local residents about source water protection best practices.
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					6. Snow removal and disposal sites will be situated and managed according to MECP’s ‘Guidelines on Snow Disposal and De-icing Operations in Ontario’.
40	5.2 Natural Heritage	PPS 4.1.5 indicates that development and site alteration shall not be permitted in all significant wetlands, ANSIs, wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural heritage feature or its ecological functions. Mattawa River Provincial Park and Boulter-Depot Creek Conservation Reserve are not ANSIs or candidate ANSIs. To reduce redundancy, MMAH recommends referring the reader to the section of the OP that covers provincial protected areas. The Natural Heritage Reference Manual speaks to Environmental Impact Studies (not Statements). Planning authorities or qualified professionals reporting on significant wildlife habitat in the Township should use the Significant Wildlife Habitat Ecoregional Criteria Schedules for Ecoregion 5E and the Significant Wildlife Habitat Technical Guide. Please refer to these and ensure that all relevant significant wildlife habitats are listed here and are depicted in the Schedule. For example, Nesting and roosting sites may be for more animals than just birds (e.g., bats). Please make sure all the types of significant wildlife are listed under the Significant Wildlife Habitat section - recommend merging ‘Nesting Sites’ under Significant Wildlife Habitat. Some existing information may be available on GeoHub. The data represents the best available information, but a lack of information for a site does not mean that additional features or values are not present. As such, the province’s natural heritage features mapping is a starting point from which to conduct field studies, when warranted. Please ensure that significant wildlife habitat uses the same terms on Schedules as in the OP.	MNR / MECP	PPS 4.1.3, 4.1.5, Natural Heritage Reference Manual	5.2.4 Fish Habitat 1. Lake Nosbonsing, Turtle Lake, Talon Lake, Pine Lake, and Froggy Lake are waterbodies with significant fish habitat, and fish populations within the Township. Depot Creek, Blueseal Creek, Sharpes Creek, Sparks Creek, and Kaibuskong River are important flowing waters for fish habitat in the Township. 2. Turtle Lake and Talon Lake are designated Lake Trout lakes for naturally reproducing populations, and are identified on Schedule B. These lakes require specific water qualities of low temperatures and high levels of dissolved oxygen. The mean volume of weighted hypolimnetic dissolved oxygen of 7 milligrams per litre for Lake Trout lakes on the Precambrian Shield is the minimum, after which a lake is determined to be “at-capacity” to avoid further oxygen depletion from the additions of phosphorous that occur from human development. The potential for negative impacts is evaluated within a buffer of 300 metres of Lake Trout lakes. 4. ... It is also recognized that it is the mandate of the Department of Fisheries and Oceans Canada to protect and preserve fish habitat on Crown and private land under the Federal <i>Fisheries Act</i>.... 6. Where development or site alteration is proposed within 120 m of Fish Habitat, or 300 metres of Lake Trout Lakes, the Township shall.... 5.2.6 Wetlands 3. In all areas, wetlands must be assessed for their level of significance in accordance with the Ontario Wetland Evaluation System by a qualified professional. Evaluated wetlands will have a Wetland Evaluation filed at the Ministry of Natural Resources. 6. Development and site alteration shall not be permitted on lands adjacent to any wetland unless the ecological function of the adjacent lands has been evaluated using the Ontario Wetlands Evaluation System by a qualified professional and it has been demonstrated that...

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		PPS policies apply wherever development is occurring, including within a settlement area. With respect to policy 3 under ‘Endangered and Threatened Species and their Habitat’, the policy indicates that “additional actions” may be required to address negative impacts. Please ensure any potential additional requirements are listed in this section. Resulting from Bill 17: <i>Protect Ontario by Building Faster and Smarter Act</i>, if actions, assessments or studies are not listed in the official plan, they cannot be requested, even if the Township wants them to help make a planning decision. PPS 4.1.6 states that development and site alteration shall not be permitted in fish habitat excepts in accordance with provincial and federal requirements. It is recommended to include some information on lakes where fish habitat is at risk, and how the Township intends to protect fish habitat in these lakes. Please identify lake trout lakes on Schedule B. PPS 4.1.5 (a) states that development and site alteration shall not be permitted in significant wetlands. MNR’s wetland evaluation procedure was updated December 2022, and the modification reflects the new procedure: MNR no longer plays a role in confirming wetland evaluations. The policies in official plan section 5.1.7 Lake Nosbonsing, Talon Lake, and Kaibuskong Bay – General Development policies are proposed to be re-named “Policies for Lakes at Capacity for Development” and moved into their own subsection under Development Constraints after the Natural Heritage Section and before the Natural Hazards section. See next comment for details.			
41	5.3 Development Policies for At-Capacity Lakes	PPS 4.2.1 (g) states that planning authorities shall protect, improve or restore the quality and quantity of water by ensuring consideration of environmental lake capacity. To be consistent with the PPS, it is recommended that Development Policies for at-capacity lakes be listed as a development constraint, but not as a sub-section of Natural Heritage, because the capacity status of lakes is not a natural	MECP	PPS 4.2.1	1. This Official Plan recognizes that Lake Nosbonsing, and Talon Lake and Kaibuskong Bay are a major resource for the Township of Bonfield supporting extensive recreational and tourism opportunities as well as a reasonable amount of seasonal and permanent residences. This Plan further recognizes that all lands located within the Lake Nosbonsing and Talon Lake and Kaibuskong Bay watersheds are connected by surface and ground water drainage and that all the uses in these watersheds directly or

	Lake Nosbonsing, Talon Lake and Kaibuskong Bay – General Development Policies	heritage feature (either in the PPS or in MNR’s Natural Heritage Reference Manual, except in the context of fish habitat and lake trout lakes). The policies and information drafted under the two subheadings ‘Lake Nosbonsing, Talon Lake and Kaibuskong Bay – General Development Policies’ and ‘Development Policies for At Capacity Lakes’ be further consolidated, re-ordered, and streamlined. Some of the policies (7 through 14) are more general to shoreline development and are recommended to be moved to the Recreational Area policies for lots with water frontage. For clarity, the above-described recommendations are shown in the ‘Proposed Revision’ column, along with specific MECP guidance according to the Lakeshore Capacity Assessment Handbook. Rationale provided by MECP is as follows. Regarding Lake Nosbonsing, MECP cites current and historical data for Lake Nosbonsing, including annual harmful algal blooms reports, hypoxic and anoxic conditions, and elevated total phosphorus levels, as evidence of impaired water quality. Downstream of Lake Nosbonsing, Talon Lake, is considered at capacity for shoreline development. While the Lakeshore Capacity Assessment is a useful tool, it is not the sole determinant for evaluating if a lake can support additional shoreline development. The ministry (MECP) also considers the surface water policies as outlined in the Water Management Policies Guidelines, 1994. When MECP assesses the shoreline development capacity, we take a systematic approach that includes reviewing available water quality data and indicators of lake health before recommending applying the Lakeshore Capacity Model. Previous studies and monitoring as far back as the 1970s have indicated poor water quality in Lake Nosbonsing. Lake Nosbonsing has ongoing water quality concerns that formed the		indirectly influence the water quality and quantity of Lake Nosbonsing and Talon Lake, including and Kaibuskong Bay. Planning policies for Lake Nosbonsing are based on recommendations from the Ministry of the Environment Conservation and Parks and those outlined in the “Lake Assessment Study of Lake Nosbonsing, 2022” and the “Lake Nosbonsing Watershed Management Study, 1993”, including recommendations to be implemented as a result of potential impacts which could occur to the sale of the 66 Foot Original Lakeshore Road Allowance to abutting property owners and the increased impact this may have on Lake Nosbonsing. 3. Since 2012, Lake Nosbonsing has exhibited indicators of being at-capacity through criteria such as water quality impairment and impacts to fish habitat, including near-annual algal blooms, some of which have tested positive for cyanotoxins. The municipality considers Lake Nosbonsing at-capacity for development, in accordance with MECP assessment. 4. Planning policies for those portions of Talon Lake within the jurisdiction of the Township of Bonfield and for Kaibuskong Bay are based on the recommendations of the “Lake Talon Lakeshore Capacity Assessment, 2017 “and on potential impacts which could occur as a result of the sale of the 66 Foot Original Lakeshore Road Allowance to abutting property owners and the increased impact this may have on Talon Lake and Kaibuskong Bay. 5. It is the intent of this Official Plan to ensure that special care is taken through lake and watershed development controls to maintain and improve the existing level of water, aesthetic and fishery quality of Lake Nosbonsing Talon Lake and Turtle Lake Kaibuskong Bay. New development and intensification at these three lakes, or at any other lakes deemed at-capacity, will follow the policies in this section within the 300-metre development constraint area are depicted on Schedule X. New development or intensification within 300 metres of the shorelines of at-capacity lakes should require the completion of environmental studies demonstrating that the site alteration or development will not negatively impact the water quality or fish habitat in the lake prior to the issuance of any planning approvals.
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	basis for MECP’s recommendation that the municipality consider the lake at capacity for shoreline development. This does not mean the model cannot be applied; rather when there is evidence of impaired water quality at current development and nutrient levels, these are clear sign that additional development will exacerbate impairment. It is the precautionary approach to further shoreline development. Generally, lakes are assessed as a whole, unless there is clear information available to support sections of the lake to be considered as separate basins, such as limited flow between basins or distinct trophic statuses. When distinct basins are identified for the lakeshore capacity model assessment, the Lake cap model can be adjusted to consider basins individually. Taking a watershed approach (per the PPS), consideration is also given to downstream waterbodies. For example, Lake Nosbonsing discharges into Kaibuskong River and eventually into Kaibuskong Bay, Lake Talon, a sensitive lake trout lake considered at capacity for shoreline development. In summary, current and historical data for Lake Nosbonsing, including annual harmful algal blooms reports, hypoxic and anoxic conditions, and elevated total phosphorus levels, as evidence of impaired water quality. Downstream of Lake Nosbonsing, Talon Lake, is considered at capacity for shoreline development. MECP concludes that Lake Nosbonsing cannot currently support additional shoreline development without a risk of further degrading water quality and fish habitat of Nosbonsing Lake and possibly Talon Lake, with changes in climate likely to worsen existing systems of impaired water quality. MECP strongly recommends that the lake be considered at capacity for any shoreline development. Any proposed development within 300 metres of the lake or its permanent tributaries is recommended to require studies demonstrating no negative impact on water quality or fish habitat. Details regarding requirements and restrictions for development on lakes at		6. According to the Ministry of Environment, Conservation and Parks,Based on assessments conducted by MECP, Lake Nosbonsing, Talon Lake and Turtle Lake, and Kaibuskong Bay are considered to be at capacity for development. The basin of Lake Nosbonsing which is located within Bonfield Township boundaries can support limited new development. If a lake begins to show indications of being at-capacity, a lake capacity assessment will be required to demonstrate a proposal will have no negative impact on water quality or fish habitat prior to issuance of planning approvals. [Recommend policies 7 through 14 be moved up to the recreational area policies for lots with water frontage.] 5.1.7 Development Policies For At Capacity Lakes 7. Existing lots should meet the minimum policies of the Recreational Area land use designation for lots with water frontage. 8. Generally, where where it has been determined through sampling, or lakeshore capacity modelling, or provincial assessment that the a lakes are is deemed to be at capacity, there shall be no new development within 300 metres of the lake or inflowing tributaries without the availability of full municipal sewer and water services. Development includes lot creation and land use changes proposed within 300 m of a lake or inflowing stream which may have the potential to would result in a more intensive use. Exemptions to this policy shall only be permitted where proposals would undertake best management practices in section 5.0 of the Lakeshore Capacity Assessment Handbook and will not be permitted except under one of the following circumstances: a. The sewage disposal tile beds on each new or undeveloped existing lot are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile beds would flow at least 300 metres to the lake unless it can be demonstrated through an EIS that there would be no net increase in phosphorous loading to the lake and that fish habitat would not be negatively impacted if the standard 30-metre minimum setback is used; ...
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		capacity can be found under Section 5.2 Development and Planning Considerations, of the Lakeshore Capacity Assessment Handbook (2010). Any Lake Capacity Assessments or other data that the municipality feels support their proposed OP policies should be submitted for technical review along with a draft or adopted Official Plan. In addition, or alternatively, the municipality can submit a formal request with MECP for their Technical Support Section to review a Lake Capacity Assessment and to indicate whether it was completed in accordance with the Lake Capacity Assessment Handbook (2010). MECP requests that recommendations from appropriate assessments are summarized in the OP, for example: • Lake Assessment Study of Lake Nosbonsing, 2022 • Lake Nosbonsing Watershed Management Study, 1993 • Lake Talon Lakeshore Capacity Assessment, 2017 In addition, at-capacity lakes should be depicted on the constraints schedule.		9. Consideration may be given to development building and site alteration proposals for lands within 300 metres of Lake Nosbonsing, Kaibuskong Bay and Talon Lake at-capacity lakes provided that such proposals meet the criteria undertake best management practices in section 5.0 of the Lakeshore Capacity Assessment Handbook for development on lakes at capacity and are consistent with the following: a. In order to ensure the environmental quality is protected and appropriate development takes place, application for development of lands building and site alteration in the Recreational Area shall require the submission of an Environmental Impact Study statement demonstrating no net increase in phosphorous loading to the lake and no negative impacts to fish habitat if the standard 30-metre minimum setback is used. b. On existing developed parcels of record and new lots, the minimum setback for on-site subsurface sewage disposal beds from the shoreline of Lake Nosbonsing shall be remain 30 metres. c. It is recognized that the potential impact to the water quality of the lakes in the Township from private sewage disposal systems can be reduced by the periodic pumping out of septic tanks to remove solids. Therefore it shall be the intent of Council to pass a regulatory By-Law requiring the septic tank of every private sewage disposal system on any lot which fronts on lakes within the Township to be pumped out on a regular basis every three to five years. 10. The following additional site-specific criteria can be applied where new development is proposed on at-capacity lakes and where certain municipal planning tools and agreements are in place such as a Community Planning Permit System under the <i>Planning Act</i>, and/or site plan control under the <i>Planning Act</i>, and site alteration and tree-cutting by- laws under the <i>Municipal Act</i>: ... 11. Provincial and Conservation Authority review and consultation will be required for new development on lakes at capacity, consistent with the Lakeshore Capacity Assessment Handbook.
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					12. For each provisionally-approved new lot under the <i>Planning Act</i>, the Township may require, as a condition of final approval, to enter into agreements pursuant to the <i>Land Titles Act, 1990</i> that are registered on title should be used to ensure the following: a. design of the septic system shall include pump-dosing or equivalent technology to uniformly distribute septic effluent over the tile bed; b. no add-on system components such as water-softening apparatus, to ensure the proper functioning of the septic tank-tile bed system over the long-term; c. provision of a 30-metres minimum undisturbed shoreline buffer and soils mantle, with the exception of a pervious pathway; d. preparation of a stormwater management report and a construction mitigation plan (including phosphorus attenuation measures such as directing runoff and overland drainage from driveways, parking areas, other hard surfaces to soak away pits, infiltration facilities); e. location of the tile bed, in accordance with the recommendations of the site-specific soils investigation; f. long-term monitoring – for research purposes – of the sewage disposal system and reports to the planning approval authority and MECP. Monitoring would commence from the time of installation of the sewage treatment systems and proceed for at least 10 years. This monitoring will, at a minimum, include: i. sampling locations immediately below the tile bed, down-gradient of the tile bed, and at least one site up-gradient of the tile bed; ii. collection of groundwater samples by a certified professional. All samples should be field filtered (0.45 µm) prior to atmospheric exposure. Samples for PO43- (or TP) and Fe should be acidified in the field (pH < 2)
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					with HCl or H2SO4, and analyzed within two weeks of collection; and iii. chemical analyses should also include pH, chloride, total or dissolved phosphorus, nitrate, ammonium and iron; iv. sampling to occur annually (mid-summer) for the first five years, and once (mid-summer) every five years thereafter.
42	5.4 Development Constraint Area Natural Hazards	It is recommended to separate out natural and human-made hazards, as in PPS 5.2 and 5.3, and make sub-sections for flood/erosion/slopes, wildland fire, etc. For example, the Wildland Fire section could be moved up into the Natural Hazards section and the Abandoned Mine Hazard Site section should be included under Human-made Hazards. PPS 5.1.1 indicates that development shall be directed away from areas of natural or human-made hazards where there is unacceptable risk to public health or safety or of property damage, and shall not create any new or aggravate existing hazards. A general policy is recommended addressing this for natural hazards. PPS 5.2.1 indicates that planning authorities shall identify hazardous lands and sites and manage development in these areas in collaboration with conservation authorities and provincial guidance. A policy is recommended to indicate the Township's plans to work with the conservation authority, accordingly. In a subsection covering flooding, erosion, and steep slopes, policies addressing PPS 5.2.3 and 5.2.6 (regarding certain uses not being permitted on hazardous lands) are recommended. Currently, the two-zone concept of PPS 5.2.7 and 5.2.8 does not apply. Therefore, the exceptions listed in policy 7 should be deleted. However, it is recommended to include policies indicating that the two-zone concept could be applied by the conservation authority in the future, if flood mapping is undertaken.	MMAH MNR	PPS 5.1 and 5.2	7. Where land located in the Natural Hazards Constraint Area overlay is under private ownership, this Plan does not indicate that this land will necessarily remain as such indefinitely nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the Township or other public agency. An application to permit development within the Natural Hazards Constraint Area overlay purposes not permitted in this section, may be given due consideration after taking into account: a. The existing environmental and/or physical hazards. b. The potential results of these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices. 6. Where new development is proposed on a site, part of which has physical or environmental hazards, then such hazard lands shall not necessarily be acceptable as part of the 5%-parkland dedication under the <i>Planning Act</i>. All lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township. When an open watercourse is involved, adequate space shall be provided for maintenance and operation. 5.4.1 Flooding, erosion, and steep slopes 1. Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream, and small inland lake systems which are impacted by flooding and/or erosion hazards, and hazardous sites. Development and site alteration shall not be permitted within:

		The North-Bay Mattawa Conservation authority indicates new terminology for a Section 28 Permit under the <i>Conservation Authorities Act</i>. It appears that the regulated boundaries of the Conservation Authority do not appear on Schedule B. PPS 5.2.9 indicates that development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.			a. areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the hazard; and b. a floodway, regardless of whether the areas of inundation contains high points of land not subject to flooding. 2. Development shall not be permitted to locate in natural hazard areas or sites where the use is: a. An institutional use, including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares, and schools; b. An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations; or c. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances. 8. After flood mapping, the North Bay-Mattawa Conservation Authority may implement the two-zone concept for flood plains, so that development and site alteration may be permitted in the defined flood fringe area, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources. 9. When applying the two-zone concept in the flood fringe, and except as prohibited in policies 1 and 2 of this section, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved: a. development and site alteration are carried out in accordance with floodproofing standards, protection works standards, and access standards;
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					b. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; c. new hazards are not created and existing hazards are not aggravated; and d. no adverse environmental impacts will result. 10. Development proponents must obtain a Development Interference Section 28 Permit under the <i>Conservation Authorities Act</i> with wetlands, Alterations, Shoreline and Watercourses Permit from the Conservation Authority to enable any construction or site alteration within the Natural Hazards Constraint Area overlay. The Township in conjunction with the North Bay-Mattawa Conservation Authority and/or the Ministry of Natural Resources and Forestry shall undertake... 5.4.2 Wildland fire 2. In the absence of... will be mitigated in accordance with wildland fire assessment and mitigation standards.
43	5.5 Human-made Hazards	A new section is recommended under Development Constraints to differentiate Natural from Human-made hazards that is consistent with the breakdown of hazard types as in PPS 5.3. PPS 5.1.1 indicates that development shall be directed away from areas of natural or human-made hazards where there is unacceptable risk to public health or safety or of property damage, and shall not create any new or aggravate existing hazards. A general policy is recommended addressing this for human-made hazards. Policies addressing 5.3.1. and 5.3.2 with respect to general policies for human-made-hazards. The Abandoned Mine Hazard Site sub-section is recommended to be moved to the Human-made Hazards section. 5.3 Sand and Gravel Resource area should be moved out of 'Hazards' sections and is now recommended as subsection 5.5 under Development Constraints.	MMAH MEM MECP	PPS 5.1.1 and 5.3	5.5 Human-made Hazards 1. Development shall be directed away from areas of human-made hazards where there is an unacceptable risk to public health or safety or of property damage and shall not create new or aggravate existing hazards. 2. Development on, abutting, or adjacent to lands affected by mine hazards, salt hazards, or former mineral mining operations, mineral aggregate operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed. 3. Sites where there is potential for contaminants in land or water shall be assessed and remediated as necessary, as per the potentially contaminated sites policies in this plan, prior to any activity on the site associated with the proposed use, such that there will be no adverse effect. 5.5.1 Abandoned Mine Hazard Site

		Waste Disposal Sites recommended to be moved from 4.7 under Land Use Designations to 5.4.2 as a sub-section under Human-made Hazards. Potentially Contaminated Sites is recommended to be moved out of section 7 of the official plan to Human-Made Hazards. MECP requests that the Township depict a 500-metre buffer on the Constraints schedule for the Bonfield Waste Disposal Site, and 30 metres for any non-operational waste disposal sites (or larger if ECA requires it).		2. To date there are no abandoned mine hazard sites (AMIS) in the Township of Bonfield. In the event that this changes in future, the Official Plan shall be updated amended to show the location on an appropriate Schedule. The Township shall require applicants for any proposed development within 1,000 m of an Abandoned Mine Hazard Site (AMIS) symbol to consult with the appropriate provincial ministry, regarding the nature of the hazard, and to undertake any remediation measures as legislated under the Mining Act. A study prepared by a qualified professional engineer may be required to determine the status of the hazard site, the nature of the hazard, and any risks to public health and safety. As a former industrial site, a proposed change on the site to a more sensitive use may require the filing of a Record of Site Condition. See the section on Potentially Contaminated Sites for more information. 5.5.2 Potentially-Contaminated Sites 1. Where planning approvals are required for a more sensitive use prior to the development of any property which may have been contaminated by previous uses, Council shall require the proponent to submit a Record of Site Condition, along with their application, that has been prepared by a qualified consultant in accordance with the Ministry of Environment, Conservation and Parks (MECP) guidelines. a. Within the definitions and procedures for Records of Site Condition detailed in O.Reg. 153/04 of the <i>Environmental Protection Act, 1990</i> (EPA), potentially-contaminated sites include industrial (including former aggregates and mine sites), commercial, or community uses whereas sensitive uses may include agricultural, institutional, parkland, or residential. b. Change in use of the subject lands cannot occur before MECP acknowledges that the Record of Site Condition shows that the property meets the standards applicable for the intended use of the subject lands. 5.5.3 Waste Disposal Sites
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					1. Due to the problems with unstable soil conditions, methane gas and toxic leachates, development on or near these sites is subject to the approval of the appropriate provincial ministry and the Municipality. a. Under the <i>Environmental Protection Act, 1990</i>, MECP approval is required for the use of lands previously used for the disposal of waste (MECP Guideline D-7). b. MECP Guideline D-4 Land Use on or Near Landfills and Dumps will be applied for any applicable development or site alteration proposal. The areas of development constraint are depicted on Schedule X. ...
44	5.6 Sand and Gravel Resource Areas	PPS 4.5.1.1 indicates that mineral aggregate resources shall be protected for the long term and, where provincial information is available, shall be identified. PPS 4.4.2.2 indicates that in areas identified as aggregate resources and on adjacent lands, land uses that would preclude the continued use or establishment of new operations would only be permitted in specific circumstances, as outlined in policy 2 of this section of the official plan. It is useful to refer the reader to the Aggregate Removal Area land use designation policies, but to avoid duplication of policies with the Aggregate Removal Area section of the OP, MMAH recommends deleting policy 3 and replacing it with definitions for “adjacent lands”.	MNR	PPS 4.5.1.1, 4.4.2.2, and MNR’s Non-Renewable Resources Training Manual	1. A Sand and Gravel Resource Area has been identified on Schedule ‘B’ showing the location of known deposits of sand and gravel resources in the Township. The province has prepared an Aggregate Resources Inventory Paper (ARIP) for the North Bay Area by the province (ARIP 070). The most up-to-date mapping for these resources is found at the Province’s OGS Earth website: these resources will be protected by the Township. 2. In a Sand and Gravel Resource Area, or on lands adjacent to approved aggregate resource areas, development and activities which could preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a. The resource use would not be feasible; or b. The proposed land use or development serves a greater long-term public interest; and c. issues of public health, public safety, and environmental impact are addressed. 2. It is the intent of the Township to protect, where possible, sand and gravel deposits to ensure that these resources are utilized in accordance with proper controls. New aggregate operations will be with the Aggregate Removal Area land use designation. 3. Proposed new pits and quarries will be subject to an Amendment to the Official Plan in accordance with Section 4.4, and to the Zoning By-law.

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					Adjacent lands are defined as 300 metres from sand and gravel deposits, and 500 metres from consolidated aggregate resources.
45	5.7 Cultural Heritage Resources	Recommended edits to this section ensure that the official plan is consistent with the PPS 2024, with the <i>Ontario Heritage Act</i>, and the Ministry of Citizenship and Multiculturalism’s Cultural Heritage policies and procedures. The text stating that ‘Presently... Council may maintain a heritage register, heritage management plan and/or archaeological management plan for land use planning, resulting in inventories of significant cultural heritage sites and areas having archaeological potential within the Township of Bonfield, together with programs and strategies to protect significant cultural heritage resources, including archaeological sites’ should be framed as policies or merged with policies in sections 5.5.1 and/or 5.5.2. Please note that appropriate designation of powers under the Ontario Heritage Act occurs in an Official Plan. It is recommended to include the information about human cemeteries only once, in 5.7.2 Archaeological Resources.	MCM	PPS 4.6	Please see Appendix A for proposed revisions to Draft OP Section 5.7
46	6 Transport ation 6.1 Provincial Highways 6.2 Township Roads 6.5 Snowmobi le Trails	MTO policies and procedures require corridor planning, entrance and permissions, highway crossing permissions, corridor and co-linear structure protection. Under Provincial Highways, policy 6 is redundant with Policy 4. Recommend move policies regarding Snowmobile trails on Provincial Highways (Policy 10) and Township Roads (Policy 6) to the policies on Snowmobile Trails in 6.5.	MTO	PPS 3.2.3, 3.3, MTO policies and procedures	The policies of this Section are to ensure that the transportation within and across the Township boundaries functions efficiently and safely for the movement of people and goods. There are four (4) classifications of roads throughout the Township, however three road types are shown on Schedules A, A1 and A2. The policies for all road classifications are as follows: 6.1 Provincial Highways 2. The Township shall plan for and protect major goods movement facilities and corridors to promote linkages to the provincial transportation network and support efficient goods movement in the long-term. The Township shall plan for and protect corridors and rights-of-way for transportation, transit, and for co-linear infrastructure (e.g., electricity generation facilities and transmission systems) to meet current and projected needs.

					6. In addition to all the applicable municipal requirements, all proposed development located in the vicinity of a provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and <i>Highway Improvement Act</i>, shall also be subject to the Ministry of Transportation's approval. 8. The Ministry of Transportation's policy is one highway entrance for one lot of record. MTO will restrict back lots that do not have frontage on a Provincial highway from using other property owner's entrances. New cottages or developments that do not have frontage on a provincial highway must gain access from a new or existing municipal public road that meets MTO access management practices and principles. Back lot development cannot use another entrance for access to a provincial highway. 10. Any proposals for snowmobile or trail crossings of provincial highways will require the prior approval of the Ministry of Transportation. Trails located along the right of way of a provincial highway are generally not permitted. Where proposed recreational trails are intended to traverse a provincial highway, the proposed crossing will require the prior approval of the Ministry of Transportation, and may be permitted subject to restrictions. Trails running along the MTO right-of-way will not be permitted. 6.2 Township Roads 3. The number of streets and driveways intersecting with Township roads should be minimized. New development proposed on adjacent lands to existing or planned Township Roads and co-linear infrastructure should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities. 6. Any proposals for snowmobile or trail crossings of Township roads will require the prior approval of the Township. Trails located along the right of way of a Township road require the approval of Council. 6.5 Snowmobile Trails
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					1. Snowmobile trails form an important component of the Township’s transportation system and are shown on Schedule A to this Plan. Snowmobile use and snowmobile trails in the Township will be in accordance with the <i>Motorized Snow Vehicles Act</i>, 1990 and regulations.
47	7 Implement ation and Interpretati on 7.1 General	If an official plan is new, then it does not need to be reviewed for 10 years. If this update is by amendment, it will need to be reviewed again in 5 years. Policy 3 should be revised to be consistent with the <i>Planning Act</i> section 26(1.1).	MMAH	<i>Planning Act</i> Section 26(1.1)	
48	7.2 Communit y Improvem ent	Provincial interests listed under section 2 of the <i>Planning Act</i> include (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies, (j) the adequate provision of a full range of housing, including affordable housing, and (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. Accordingly, in section 1.3, the official plan lists the purpose and scope of the plan to includes promoting built form that provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. It is recommended to add two new objectives to the list for CIPs, which have been identified elsewhere in the OP as priorities for Bonfield: to prepare for the impacts of a changing climate and support Bonfield’s Strategic Plan, as well as to promote accessibility and accessible housing.	MMAH	Planning Act section 2 (h.1), (j), and (s)	
49	7.4 Developm ent Permit By-law	Regulation 173/16 Community Planning Permits of the <i>Planning Act</i> says an official plan must set out the scope of the authority that may be delegated and any limitations on the delegations, if the council intends to delegate any authority under the community planning permit by-law. This draft official plan defers setting limits	MMAH	O. Reg. 173/16 Community Planning	

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		on and criteria for the delegation to the Development Permit By-law stage. To adopt a by-law, the official plan has to identify the area as a proposed community planning permit area. Each area identified in the official plan must also include a statement of the municipality’s goals, objectives, and policies in proposing a community planning permit system for the area, set out the types of criteria that may be included in the CPP by-law for determining whether any class of development or anu use of land may be permitted by CPP, and sets out the types of conditions that may be included in the CPP by-law in accordance with 4(2) of the regulation and subsections 4(4) 4(5) and 4(6). There are currently no designated areas in the draft official plan. As currently worded, the Community Planning Permit System cannot be implemented in Bonfield without an amendment to the official plan. It is recommended that either details are included in the official plan to ensure that this section can be implemented, or that this section is deleted.		Permits of the <i>Planning Act</i>	
50	7.5 Site Plan Control	The Site Plan Control section does not appear to conform to all of the current provisions of section 41 of the <i>Planning Act</i> and O.Reg 254/23. It is suggested that this section of the OP be updated to ensure it can be effectively applied to “development” that meets the definition in the <i>Planning Act</i>, including residential development in proximity to railways outlined in O.Reg. 254/23. Additionally, the OP currently states that the municipality may delegate site plan approval to staff, however, subsection 41(4.0.1) requires that a municipality which establishes a site plan control area appoint an officer, employee or agent of the municipality to approve site plan drawings.	MMAH	Section 41 of the <i>Planning Act</i> and O.Reg. 254/23.	
51	7.6 Public Meetings and Public	Section 16(1)(b) of the <i>Planning Act</i> requires that Official Plans contain a description of the measures and procedures for informing and obtaining the views of the public in respect of amendments to the official plan (or proposed revisions of the plan), zoning by-laws, plans of subdivision, consents. Municipalities can tailor measures and procedures to meet local	MMAH	<i>Planning Act</i> Sections 17, 22, 26, 34, 45, 51, 53, and	1. Council shall hold public meetings and shall notify and engage with the public and prescribed contacts for most planning applications in accordance with the requirements of the <i>Planning Act</i>. However, Council may eliminate the requirement for public notice of a meeting for an amendment not subject to a planning application that is an

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	Consultation	context/needs, as long as they comply with the <i>Planning Act</i> . As such, it is recommended a policy be included in the OP that addresses public consultation requirements.		associated regulations.	administrative minor Official Plan Amendment or Zoning By-law Amendment which: f. Rewords policies or re-illustrates mapping for the purpose of clarification or providing up-to-date information only, without changing the intent or purpose of the policies or mapping.
52	7.7 Indigenous Engagement and Consultation	The Official Plan is lacking policies that ensure early engagement with Indigenous communities in order to coordinate, where necessary, on land use planning matters, facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights. It is recommended that the township consider engagement with the following communities (at minimum): a. Algonquins of Ontario (AOO), which represents Algonquin people in 10 communities throughout the lands of the Algonquin Land Claim; b. Algonquins of Pikwakanagan First Nation (AOPFN), which is a member of AOO, but is recognized under the federal Indian Act and shall be engaged directly; c. Nipissing First Nation; d. Dokis First Nation; e. Henvey Inlet First Nation; f. Kebaowek First Nation; g. Timiskaming First Nation; h. Wolf Lake First Nation; i. Métis Nation of Ontario	MMAH	PPS 6.2.2	
53	7.8 Property Maintenance and Occupancy Standards By-law	MNR’s Natural Heritage Information Centre maintains a list of Ontario’s native plants, and Ontario’s <i>Invasive Species Act</i> lists restricted species identified as invasive in Ontario. It is recommend clarifying replacing “weeds”, which is not a clear term with “non-native and/or invasive species”.	MMAH / MNR	<i>Invasive Species Act</i>	1. h. Keeping lands and waterfront properties free from weeds non-native and/or invasive species , rubbish, debris, abandoned or unused vehicles, barges, boats, trailers, mechanical equipment or material.
54	7.9 Environmental Impact	The Natural Heritage Reference Manual lists Environmental Impact Studies as the type of study required to determine impacts of development on the natural environment so that natural heritage features and areas will be protected for the long term.	MNR	PPS 4.1 and MNR’s Natural Heritage Reference Manual and	1. Where required by the policies in this Plan, an Environmental Study Statement (EIS) shall be prepared by an individual(s) with appropriate environmental qualifications in accordance with MNR’s Natural Heritage Reference Manual , and shall

	Statement studies	The Significant Wildlife Habitat Ecoregional Criteria Schedule for Ecoregion 5E, the Significant Wildlife Habitat Technical Guide, and the Ontario Wetlands Evaluation System provide more detailed guidance for EISs, depending on whether identification is for significant wildlife habitat or for wetlands. For endangered or threatened species, the Natural Heritage Reference Manual indicates that a preliminary ecological site assessment can determine if there are threatened or endangered species or their habitat on-site. This would be accomplished by applying MECP's Preliminary Screening for Species at Risk. If potential negative impacts cannot be mitigated, then a full EIS is warranted.		MECP's Lakeshore Capacity Assessment Handbook (for lake trout lakes).	include, but not be limited to: ... 2. Qualified professionals completing an EIS that are determining whether unevaluated natural heritage features are present and require evaluation shall use the Significant Wildlife Habitat Ecoregional Criteria Schedule for Ecoregion 5E, the Significant Wildlife Habitat Technical Guide, and the Ontario Wetlands Evaluation System, and the Guide to during their an ecological site assessment to determine the significance of natural heritage features and the extent of adjacent lands where it is likely that development or site alteration would have a negative impact on these natural heritage features or their ecological functions. 3. Where required, no planning approval will be granted until an EIS has been completed to the satisfaction of Council. Where necessary, other agencies or individuals with environmental expertise may be consulted to assist in the review of Environmental Impact Assessments EISs. 4. [include the following in the table]: Unevaluated wetlands: 30m Lake trout lakes: 300m 7.9.1 Scoped EIS 1. In cases where the development constitutes a relatively minor undertaking (such as construction or site alteration on a single residential lot), or one that barely encroaches within the adjacent lands zone, municipal planning staff can exercise some discretion and request that the proponent prepare a scoped EIS or a preliminary ecological site assessment. This typically involves a simple checklist approach of planning issues criteria that only addresses the key issues identified at the initial assessment stage. The scoped EIS would determine that a Full Site EIS is required, if significant natural heritage features may be negatively affected by the development. 7.9.2 Full Site EIS
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					2. Additional guidance regarding the specific technical requirements of an EIS and the approach that should be taken for the preparation of an EIS within the context of a typical municipal planning process are discussed further in MNR’s Natural Heritage Reference Manual and MECP’s D-Series Guidelines.
55	7.10 Pre-Application Consultation and Prescribed Information for Planning Applications	To comply with changes to the Planning Act through Bill 17 <i>Protect Ontario by Building Faster and Smarter Act</i>, it is recommended that the list of studies be complete and correspond to the studies listed in each of the relevant sections of the OP. The OP should list studies the municipality may require in order to address applicable features or constraints to help determine consistency with the OP and the PPS. Bill 17 also amended the <i>Planning Act</i> to require written approval from the Minister of Municipal Affairs and Housing before adding to or deleting from this list of studies, and allowed for the work of qualified professionals hired to undertake a study to be deemed to have met all applicable requirements.	MMAH	<i>Planning Act</i> Section 22, Section 51 and Section 53.	1. In accordance with the enabling legislation in the <i>Planning Act</i>, the Township requires encourages applicants to consult with the Township prior to formal submission of planning applications. During the pre-consultation, the Township shall determine which studies and information the applicant must submit at the time of application submission. 2. Although the <i>Planning Act</i> does not require it, pProponents are strongly encouraged to consult and engage with the community and Aoriginal groups relevant Indigenous communities early in the planning process in order to identify potential issues, opportunities, and mitigation measures for any adverse impacts, prior to finalizing the application(s). 3. Depending on the nature of the proposed development and planning application, the Township may require the following studies, prepared by a qualified professional, or additional information to deem applications complete and to properly evaluate a development application. The following is not an exhaustive list, and additional studies may be required from time to time, at the discretion of the Township or Conservation Authority. Any such information and studies, and any peer reviews that may be required, shall be at the expense of the applicant/proponent: [consider adding the following studies to the existing list:] • Archaeological Assessment • Conservation Plan • Aggregate Resources Study • Agricultural Soils Assessment / Agricultural System Study • Environmental Impact Studyatement / • Species At Risk Assessment

					• Environmental Site Assessment / Record of Site Condition • Erosion Plan / Slope Stability Analysis / Sedimentation Plan • Floodplain Analysis / Mapping • Fish Habitat Study • Transportation Traffic Impact Study • Geotechnical Study / Mining Hazard Study • Groundwater Impact Assessment • Natural Heritage System Study • Noise Feasibility Study / NPC 300 • Risk Management Plan • Servicing Options Report • Stormwater management plan / Grading and Drainage Plan / Landscaping Plan • Surface Water Impact Assessment • Terrain Analysis Study • Land Use Compatibility Assessment • Visual Impact Assessment • Methane Gas/Leachate Migration Assessment 4. The Township will require written approval from the Minister of Municipal Affairs and Housing before adopting an amendment to this official plan that adds, amends, or revokes policies regarding the Township’s requirement the applicant to provide reports and studies which the municipality may consider necessary to ensure its decision is consistent with the Provincial Planning Statement. 5. The provision of information and material is deemed to meet applicable requirements if the information or material is prepared by a person authorized to practice a prescribed profession.
56	7.11 Land Division	Please provide additional background information and rationale for amending the number of new lots allowed by consent to a new baseline (the date of approval of this plan, or March 21, 2013),	MMAH	Planning Act Sections 51	7.11.2.1 Creation of New Lots 1. The consent and subdivision/condominium granting authority shall be guided by the policies of this Plan governing minimum lot

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		including an analysis of how current OP policies are insufficient for forecasted growth. Please review section 7.11.1 Plan of Subdivision or Plan of Condominium and 7.11.2 Country Estate Subdivision policies to ensure that the distinction between the two/ intended application is clear. <i>Planning Act</i> sections 42 and 51.1 provide details on the implementation of parkland dedication policies where an approval authority may, as a condition of development or redevelopment of land, require conveyance of land to the local municipality for park or other public recreational purposes. Parkland dedication requires a by-law and a park plan, which should be mentioned in the OP. Please ensure that parkland dedication policies in this official plan are consistent with these sections of the <i>Planning Act</i>.		and 53, 42 and 51.1,	size and frontage, and the following policies when considering land severance approvalsproposals within the Township. b. Demonstration that there is sufficient capacity for waste, both sewage and household, from the appropriate Environmental Compliance Approval holders. c. Demonstration of sufficient capacity for water services for the proposed development. 7. Where appropriate, conditions of consent, subdivision and condominium approval and related agreements shall provide for the conservation and protection of cultural heritage resources and the protection of natural heritage features and resources or the mitigation of adverse effects on cultural heritage resources and natural heritage features and areas.
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