

JLR# 33130-000
April 21, 2026

Township of Chisholm Official Plan Review Statutory Public Open House



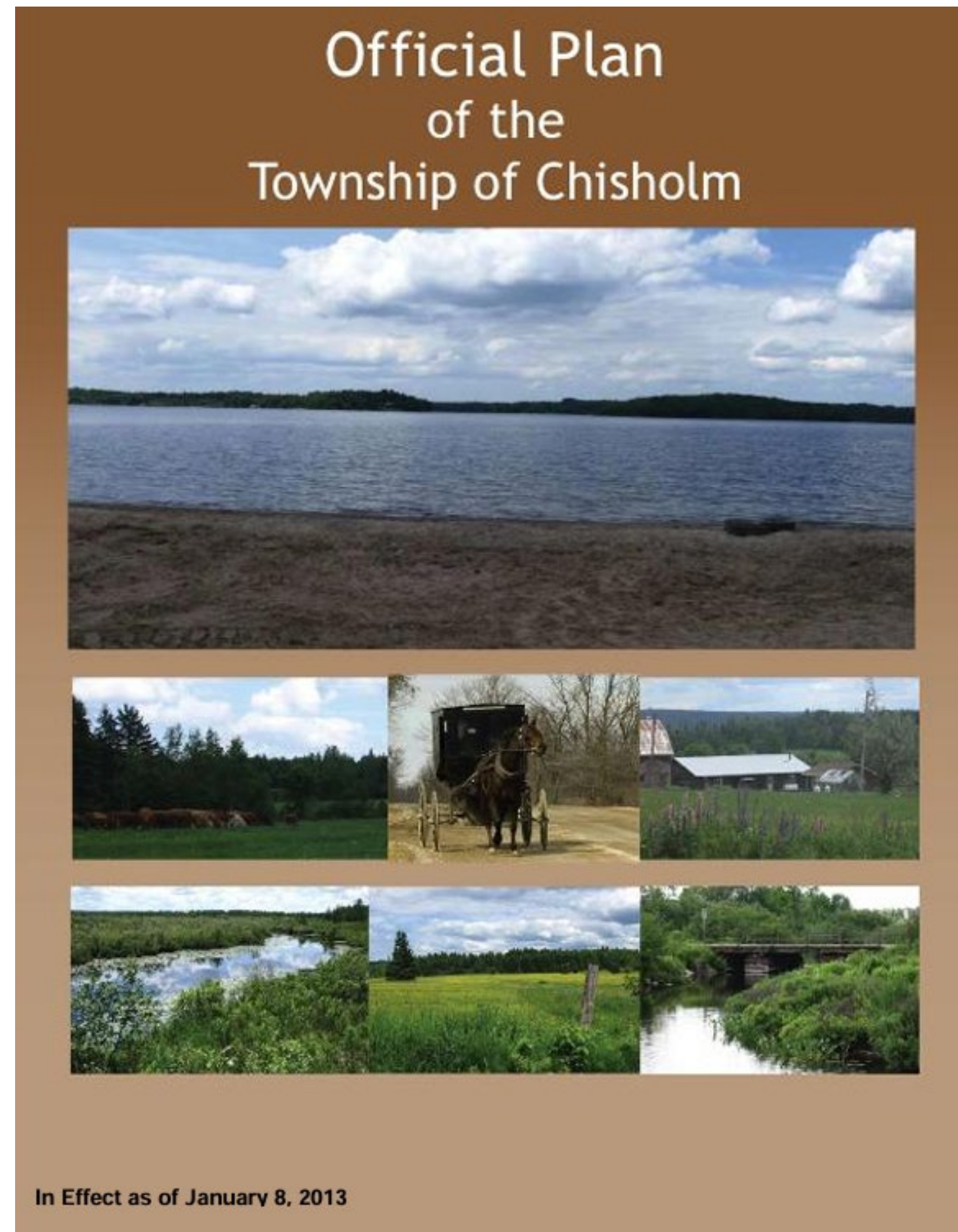
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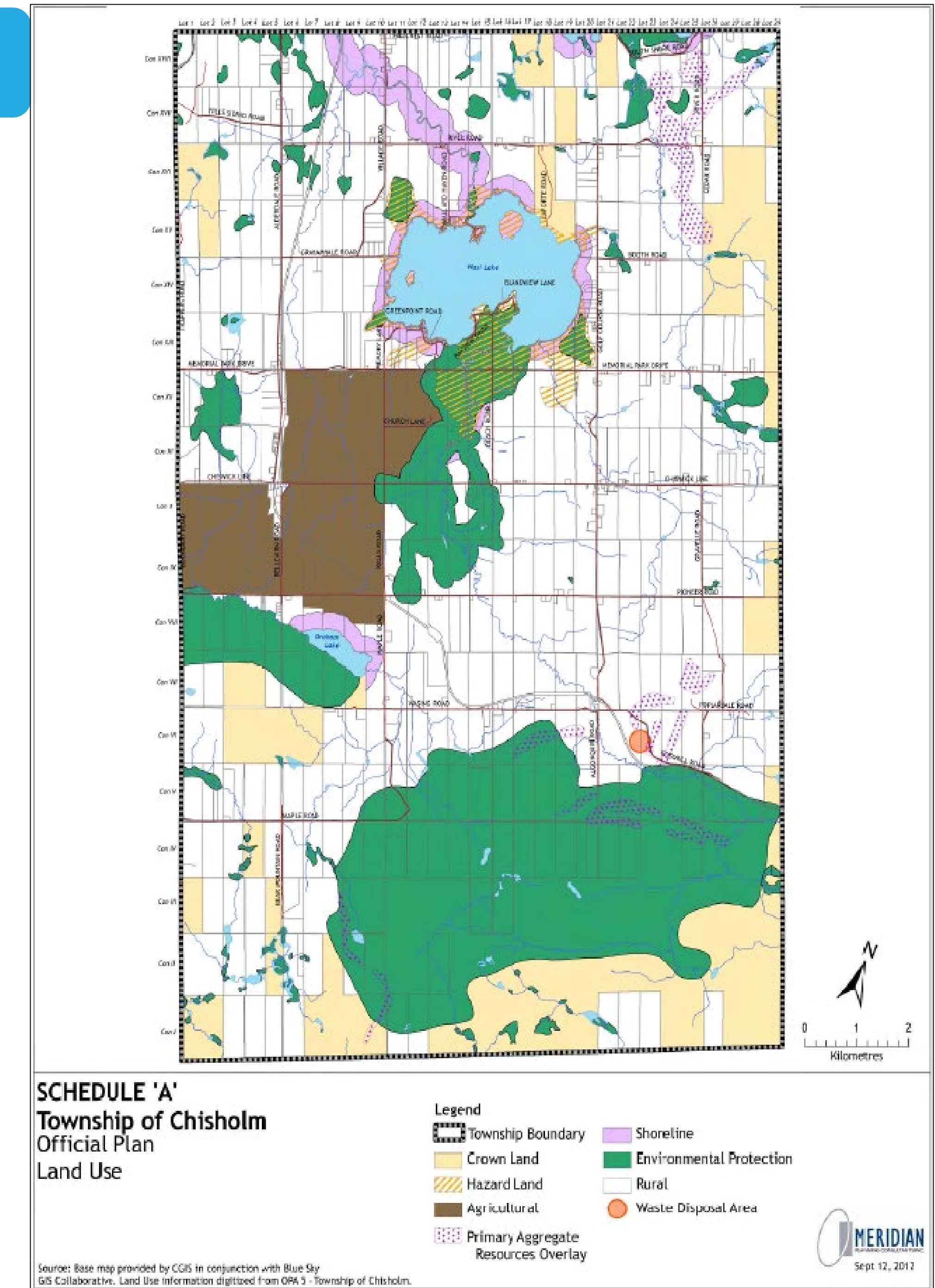
Township of Chisholm Official Plan Review

What is an Official Plan?



Official Plan

- Establishes policies for how land should and will be used to meet the needs of your community
- Adopted by Council and approved by Ministry of Municipal Affairs and Housing (MMAH)
- Must be consistent with the Provincial Planning Statement (PPS)
- Broad policies addressing planning matters such as:
 - Location of housing, businesses and industry
 - Phasing and shape of development (e.g., density, infill, affordability, etc.)
 - Protection of provincial interests (e.g., wetlands, floodplains, agricultural lands, cultural heritage, etc.)





Township of Chisholm Official Plan Project Scope





Township of Chisholm Official Plan

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Select Planning Act Changes

- *Smart Growth for our Communities Act*, 2015 (Bill 73)
- *Promoting Affordable Housing Act*, 2016 (Bill 7)
- *Aggregate Resources and Mining Modernization Act*, 2017 (Bill 39)
- *Building Better Communities and Conserving Watersheds Act*, 2017 (Bill 139)
- *More Homes, More Choice Act*, 2019 (Bill 108)
- *Covid-19 Economic Recovery Act*, 2020 (Bill 197)
- *Supporting Recovery and Competitiveness Act*, 2021 (Bill 276)
- *More Homes for Everyone Act*, 2022 (Bill 109)
- *Build More Homes Faster Act*, 2022 (Bill 23)
- *Cutting Red Tape to Build More Homes Act*, 2024 (Bill 185)
- *Homeowner Protection Act*, 2024 (Bill 200)



Provincial Planning Statement Changes (2014, 2020 and 2024)

- Encourage planning for communities that are strong, sustainable, and resilient to the impacts of a changing climate.
- Promote development that minimizes or avoids negative impacts or adverse effects on the natural environment.
- Encourage the development of an increased mix and supply of housing.
- Protect the environment and public safety.
- Reduce barriers and costs for development.
- Support rural, northern and Indigenous communities
- Increase housing and mix of housing options
- Address housing affordability needs
- Prioritize growth and development within urban and rural settlements.
- Support viability of rural areas and local food production and the agri-food network.
- Protect natural areas, local food production and the agri-food network.
- Further recognize the role of Indigenous communities in land use planning and development.



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Climate Change

Climate change is a major concern as it leads to increased extreme weather events, and the Township should be prepared.

Over the next 25 years:

- average temperature is expected to increase by ~3 to 7°C
- average annual precipitation is expected to increase by approximately 13%

Draft policies:

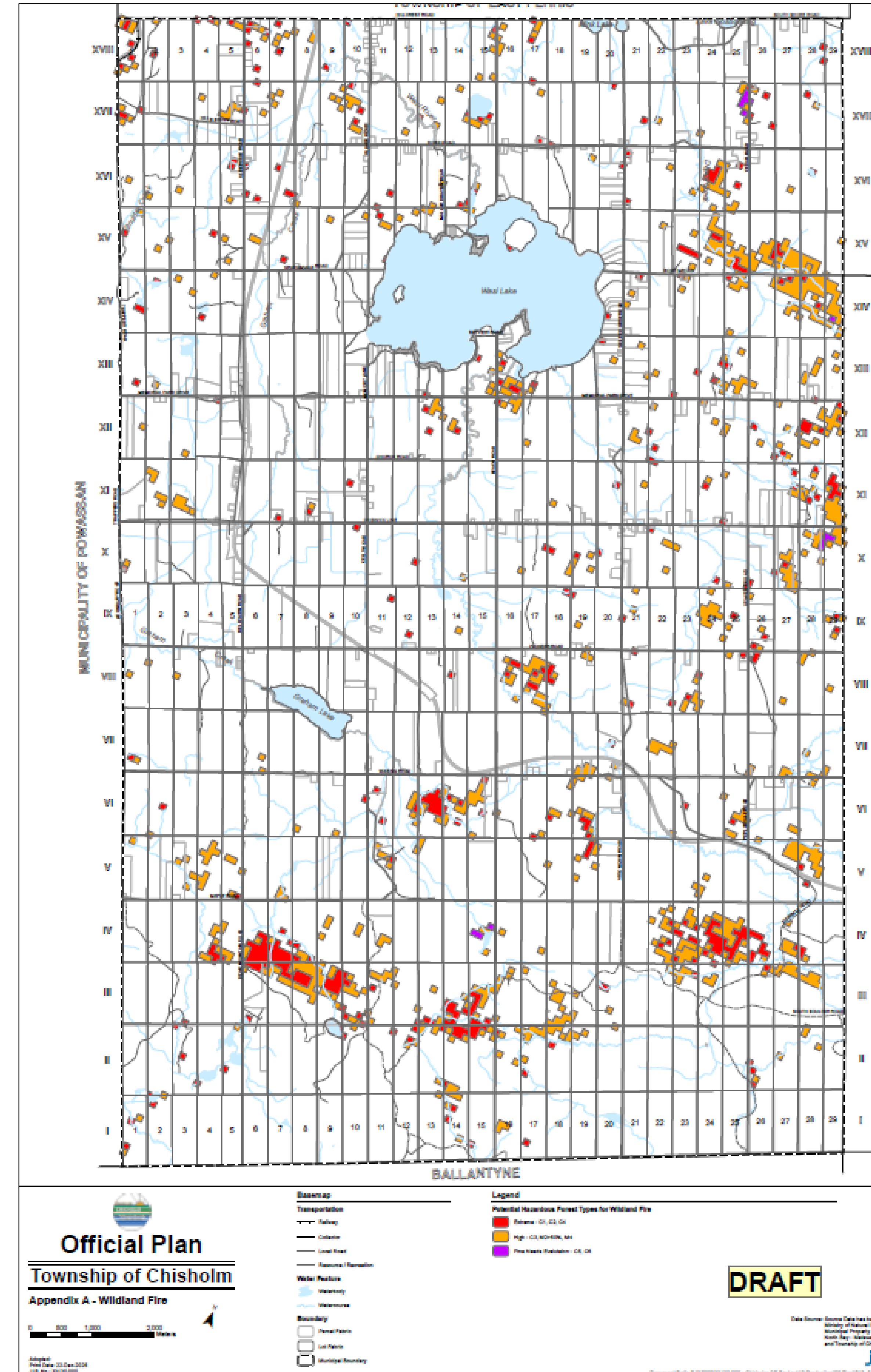
Promote efficient and resilient buildings.

Encourage tree planting and retain natural vegetation.

Reduce impervious surfaces and consider stormwater management.

Encourage small-scale renewable energy projects.

Add your thoughts and comments below!





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Housing and Lot Creation

Provincial policy requires we plan for a mix and range of housing options and densities to meet projected needs. The Township is estimated to increase in population by @ 393 people over the next 25 years.

Draft policies:

Update policies and terminology for Additional Residential Units (ARU):

- A maximum of two ARU permitted in the Rural and Agriculture designations with a primary dwelling, subject to parking standards, capacity for water and sewage, Minimum Distance Separation (MDS), and zoning standards

Update lot creation policies in the **Rural** designation as below:

- A maximum of **4 new lots in addition to the retained**, may be severed from an existing lot having a lot area of **40 hectares**
- A maximum of **3 new lots in addition to the retained**, may be severed from an existing lot having a lot area of **20 hectares**
- A maximum of **2 new lots in addition to the retained**, may be severed from an existing lot having a lot area of at least **10 hectares**
- A maximum of **1 new lot in addition to the retained**, may be severed from an existing lot having a lot area of at least **5 hectares**
- The term “existing” shall refer to a lot that existed in its current configuration **on the date of approval** of this Official Plan

What are your thoughts?
Feel free to write them on this board!



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Agriculture Updates

Draft policies:

- Encourage the reclamation of former agricultural lands to a productive state
- Use an agricultural system approach to maintain a geographically continuous agricultural land base and an agri-food network to support the agri-food sector
- Support and foster the long-term economic prosperity and productive capacity of the agri-food network
- New residential lots in prime agricultural lands are not permitted except for surplus dwellings due to farm consolidation
- Up to 2 ARUs are permitted provided that 1 is located within or attached to the principal dwelling, comply with MDS, have appropriate water and sewer, are limited in scale, minimize the land removed from agricultural practices

Agriculture-related uses:

- Farm-related commercial and industrial uses directly related to farm operations in the area, and provide direct products or services to farm operations as a primary activity (examples include abattoirs, feed mills, storage facilities, wineries, vegetable processing)



Apple storage and distribution centre serving apple farm operations in the area



Farmers' market primarily selling products grown in the area*



Processing of produce grown in the area (e.g., cider-making, cherry pitting, canning, quick-freezing, packing)*



Grain dryer farm operations in the area



Agricultural research centre*



Winery using grapes grown in the area*



Abattoir processing and selling meat from animals raised in the area*



Flour mill for grain grown in the area



Farm equipment repair shop*



Livestock assembly yard or stock yard serving farm operating in the area



Auction for produce grown in the area



Farm input supplier (e.g., feed, seeds, fertilizer (serving farm operations in the area

On-farm diversified uses:

- Use that is secondary to the principle agricultural use and is located on the farm
- Examples include home occupations, home industries, renewable energy systems, agri-tourism



Value-added uses that could use feedstock from outside the surrounding agricultural area (e.g., processor, packager, winery, cheese factory, bakery, abattoir)



Home occupations (e.g., professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel, classes or workshops)*



Home industries (e.g., sawmill, welding or woodworking shop, manufacturing/fabrication, equipment repair, seasonal storage of boats or trailers)



Agri-tourism and recreation uses (e.g., farm vacation suite, bed and breakfast, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, equine events, wine tasting, retreats, zip lines)*



Retail uses (e.g., farm market, antique business, seed supplier, tack shop)*



Café/small restaurant, cooking classes, food store (e.g., cheese, ice cream)*



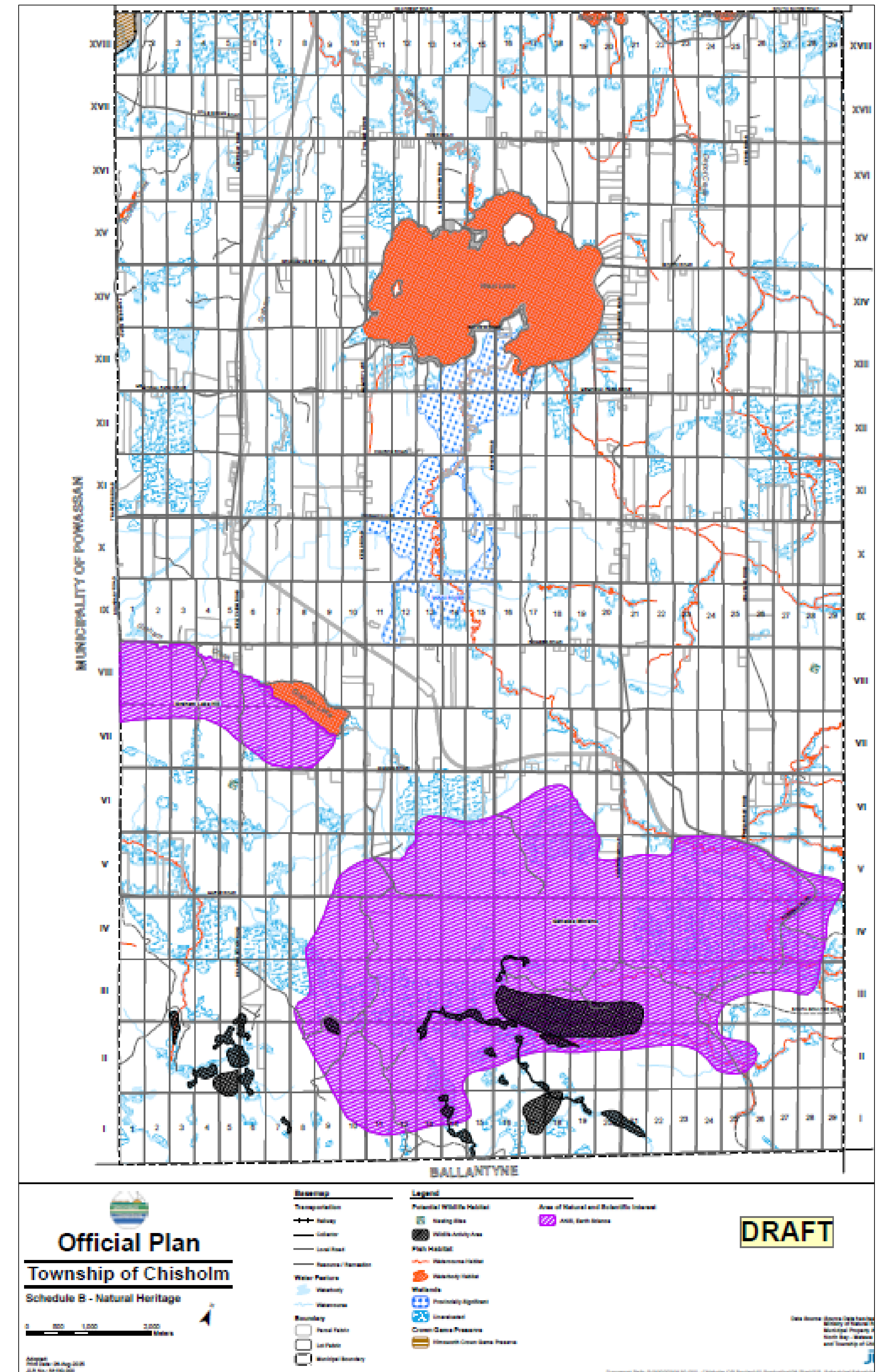
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Natural Environment Updates

Draft policies:

- Maintaining a natural shoreline and shoreline area and enhancing vegetation cover to reduce erosion and improve infiltration
- Site alteration and development is not permitted on adjacent lands to an environmental feature (e.g. significant wildlife habitat) unless it can be demonstrated that there will be no negative impacts to the feature
- Development and site alteration is not permitted within a Provincially Significant Wetland (Wasi River Wetland) or within 30 m of a PSW.
- Areas of Natural and Scientific Interest (ANSI): include Graham Hill Lake and Genesse Moraine. No development is permitted within or adjacent to an ANSI unless it has been demonstrated that there will be no negative impacts on the feature
- Update to the contents of an Environmental Impact Study (EIS)
- Engagement with Indigenous communities when identifying development near areas of potential significance
- Development in or adjacent to fish habitat shall require consultation with the MOE or NBMCA





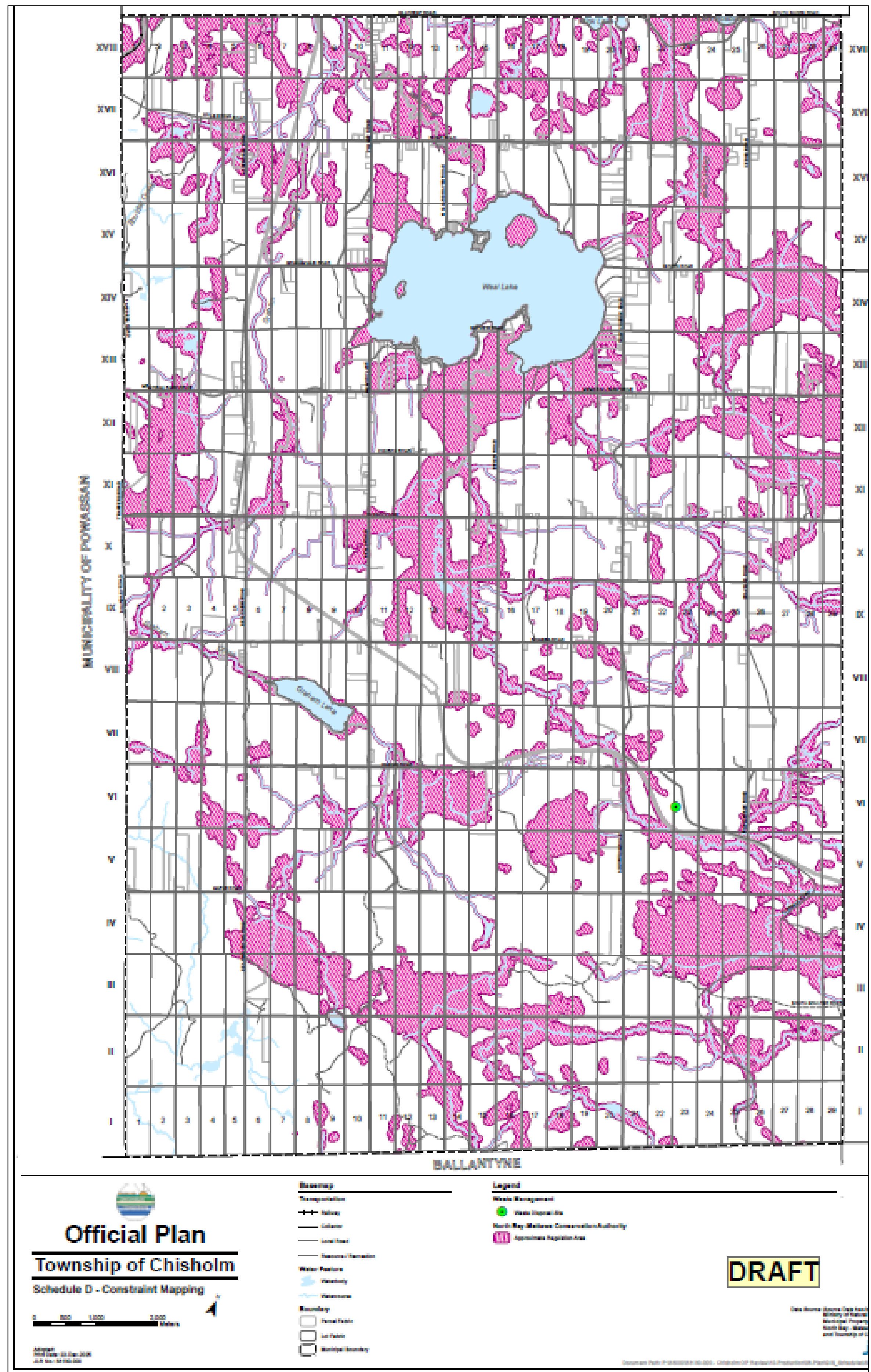
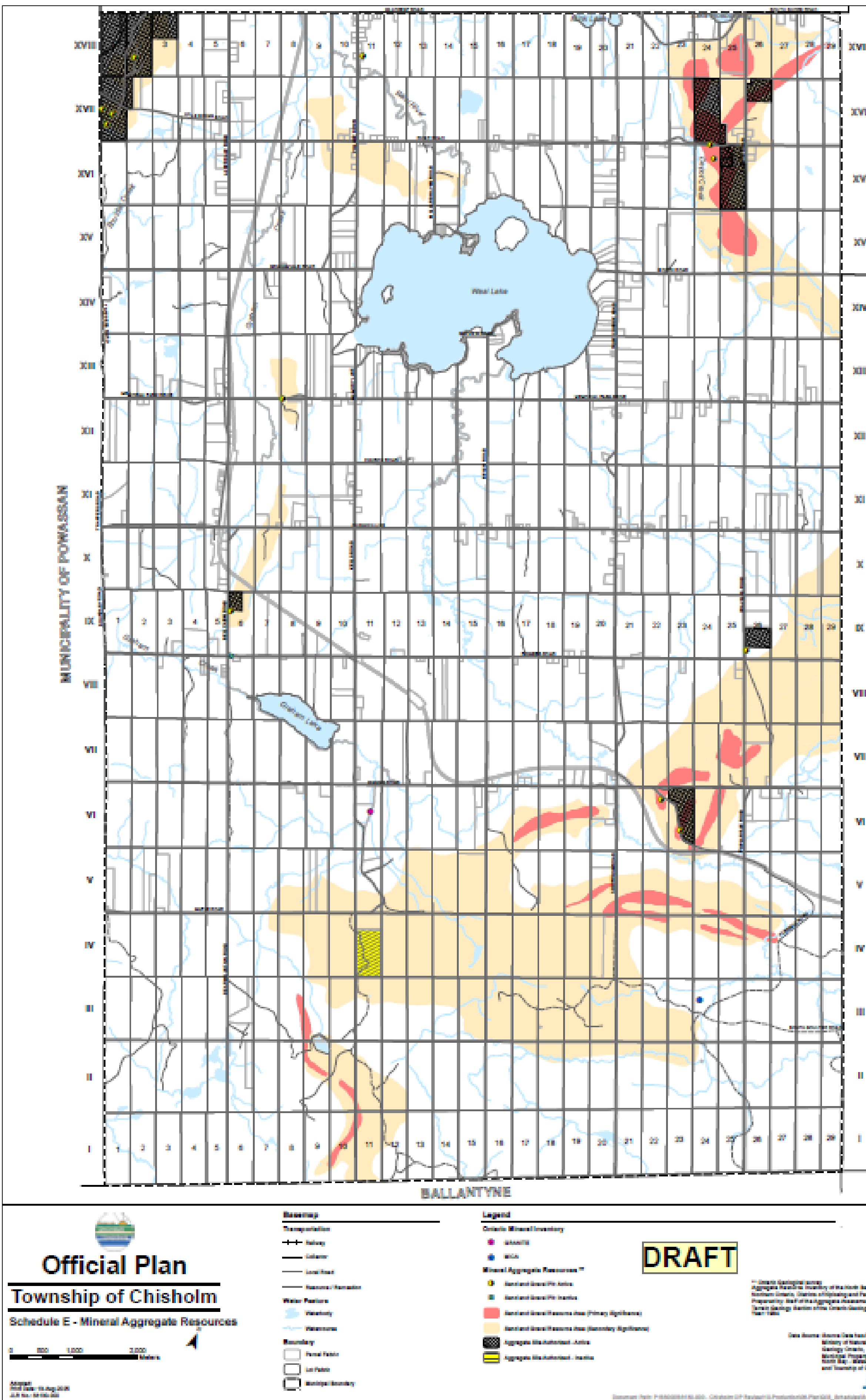
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Hazard Policy Updates

Draft policies:

- Updated Schedules to remove Hazard Lands as a Land Use Designation and include as a Constraint (areas prone to flooding, erosion and unstable soils)
- No development is permitted within the flooding hazard limit
- Identification and rehabilitation of all pits and quarries is the goal of this Plan
- Wildland fire hazards added as an Appendix map





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Other Considerations

- 1. Relationships with Indigenous Communities:** Truth and Reconciliation Commission calls municipalities to action for land use practices which recognize the value of Indigenous knowledge for land stewardship. Official Plan to require that Indigenous communities are properly engaged and consulted in relation to land use planning and decision making.
- 2. Site Plan Control:** new exemptions for 10 or fewer units (unless adjacent to a wetland, lake, stream, river, valley or railway line). Site Plan applications are to be reviewed and approved by a delegated staff member. All areas of the Township are designated areas for site plan control. The CBO (or designate) is delegated the approval authority.
- 3. Pre-Consultation:** applicants are no longer required to preconsult with the municipality for planning applications, but it is recommended to facilitate the process.
- 4. Parkland Dedication:** required 5% of the land within a plan of subdivision or consent to be dedicated to the Township and 2% of non-residential development or cash-in-lieu

Add any additional comments regarding the Official Plan Review below

Thank you!



Questions? Comments?



Jason Ferrigan, RPP, MCIP, MSc.PI.
Chief Planner
jferrigan@jlrichards.ca



Tara Michauville, M.Sc.
Planner
tmichauville@jlrichards.ca



Kris Kerwin C.Tech
Senior Geographic Information
Systems Technician
kkerwin@jlrichards.ca



Platinum
member

www.jlrichards.ca