

**The Corporation of the Township of Minden Hills**

**By-Law No. 26-**

**Being a By-law to adopt Official Plan Amendment No. 18 (OPA 18) of  
the Township of Minden Hills Official Plan**

**WHEREAS**, the Council of The Corporation of the Township of Minden Hills is empowered to initiate an amendment to the Township of Minden Hills Official Plan, as amended, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P. 13, as amended;

**AND WHEREAS**, Section 40(1) of the Clean Water Act, 2006 requires the council of a municipality that has jurisdiction in an area to which the source protection plan applies to amend its official plan to conform with the significant threat policies set out in the source protection plan;

**AND WHEREAS**, the Council of The Corporation of the Township of Minden Hills has held one public meeting in accordance with the provisions of the Planning Act, R.S.O 1990, c. P. 13, as amended;

**AND WHEREAS**, the Council of The Corporation of the Township of Minden Hills considers it advisable to further amend the Township of Minden Hills Official Plan, as amended;

**NOW THEREFORE**, the Council of The Corporation of the Township of Minden Hills, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended, enacts as follows:

1. THAT Official Plan Amendment No. 18 of the Township of Minden Hills, being the attached text, is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Haliburton for approval of the aforementioned Official Plan Amendment for the Township of Minden Hills and to provide such information as required by Section 17 (23) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.
3. THAT this amendment shall come into force and take effect upon approval by the County of Haliburton subject to the appeal provisions under the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME**, passed, signed and the Corporate Seal attached hereto, this \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Bob Carter, Mayor

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Vicki Bull, Clerk

Amendment No. 18 to the  
Official Plan for the  
Township of Minden Hills  
(OPA 18)

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Amendment No. 18 to the  
Official Plan for the  
Township of Minden Hills

The attached explanatory text constituting Amendment No. 18 to the Official Plan for the Township of Minden Hills, was prepared and adopted by the Council of the Corporation of the Township of Minden Hills by By-law 26-\_\_ in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

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Bob Carter, Mayor

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Vicki Bull, Clerk

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# Amendment No. 18 to the Official Plan for the Township of Minden Hills

Affecting all the lands within the Source Water Protection Zone Areas in the Township of  
Minden Hills

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## **Statement of Components**

**PART "A"** is the preamble to Amendment No. 18 to the Official Plan for the Township of Minden Hills and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

**PART "B"** consisting of the following text constitutes Amendment No. 18 to the Official Plan for the Township of Minden Hills.

**PART "C"** is the appendix and does not constitute part of this statement. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

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# Part A – The Preamble

## **Purpose**

The purpose of this Official Plan Amendment is to update the Plan to satisfy requirements of the Clean Water Act, 2006, as well as the Trent Source Protection Plan.

## **Location**

This Official Plan Amendment applies to all lands in the Township of Minden Hills, particularly those lands located within the vulnerable areas within the Township associated with Wellhead Protection Areas and Intake Protection Zones as identified in the Trent Source Protection Plan.

## **Basis**

Official Plan Amendment No. 18 serves to bring the Township of Minden Hills Official Plan into conformity with the Trent Source Protection Plan, as required by the *Clean Water Act, 2006*.

Land use planning, and land development processes are part of several lines of defense in a multi-barrier approach to source water protection.

Official Plan Amendment No. 18 will introduce amendments to Section 2 - Land Use Designations (Urban Settlement Area), Section 3 Land Use Designations (Rural) and Section 4- General Environmental Policies of the Township of Minden Hills Official Plan. More specifically, adding new sections, Section 4.5 to implement the land use planning component of the Trent Source Protection Plan.

Such amendments are intended to introduce policy framework that will help to ensure water supplies for existing and future sources are protected by preventing contaminants from entering the sources of municipal drinking water.

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# Part B – The Amendment

## Introductory Statement

The intention of this part of the document entitled *Part B – The Amendment*, which consists of the following text and Schedule 'A', constitutes Amendment No. 18 to the Official Plan of the Township of Minden Hills.

## Details of the Amendment

The Official Plan of the Township of Minden Hills is amended as follows:

1. Section 2.1.2 - is hereby amended by deleting the number "8" and replacing it with the number "9" and adding "Source Water Protection Overlay, subject to Section 4.5" such that subsection 2.1.2 shall now read as follows:

2.1.2 There are 9 land use designations identified within the Village:

- Residential
- Service and Business Area
- Downtown · Downtown Transition
- Business Park
- Parks and Open Space
- Hazard Lands Overlay
- Environmental Protection
- Source Water Protection Overlay, subject to Section 4.5

2. Section 3 – Land Use Designations (Rural) is hereby amended by adding "Source Water Protection Overlay, subject to Section 4.5" such that Section 3 shall now read as follows:

- Rural Settlement Area
- Waterfront · Rural
- Environmental Protection
- Wilderness
- Mineral Aggregate Resource
- Hazard Land Overlay
- Source Water Protection Overlay, subject to Section 4.5

3. Add a new Section, namely 4.5 Source Water Protection and renumber all subsequent sections accordingly. Section 4.5 will state as follows:

### 4.5 Source Water Protection

1. The Township recognizes the importance of maintaining the quality of its drinking water sources. All land use planning decisions shall align with the Trent Source Protection Plan, pursuant to the Clean Water Act.
2. The Trent Source Protection Plan (Assessment Report), identifies the following types of vulnerable drinking water areas:
  - Wellhead Protection Areas (WHPAs)
  - Surface Water Intake Protection Zones (IPZs)
  - Highly Vulnerable Aquifer; and
  - Significant Groundwater Recharge Area.
3. Policies of the Trent Source Protection Plan apply within vulnerable areas identified in Schedule 'G' of this Plan.
4. Municipal drinking water systems within the Township include:
  - a) Minden (Wellhead Protection Area)
  - b) Lutterworth Pines (Wellhead Protection Area)
  - c) Kinmount (Intake Protection Zone)

5. The following land use activities are deemed to be drinking water threats under the Clean Water Act and shall be prohibited in vulnerable areas unless stated otherwise in the Trent Source Protection Plan:
  - a) Establishment, operation or maintenance of a waste disposal site within the meaning of Part V of the *Environmental Protection Act*;
  - b) Establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
  - c) Application, storage or management of agricultural source material;
  - d) Application, handling or storage of non-agricultural source material;
  - e) Application, handling or storage of commercial fertilizer;
  - f) Application, handling or storage of pesticides;
  - g) Application, handling or storage of road salt;
  - h) Storage of snow;
  - i) Handling or storage of fuel;
  - j) Handling or storage of a dense non-aqueous phase liquid;
  - k) Handling or storage of an organic solvent;
  - l) Management of runoff that contains chemicals used in the de-icing of aircraft;
  - m) An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body;
  - n) An activity that reduces the recharge of an aquifer;
  - o) Use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard;
  - p) Establishment and operation of a liquid hydrocarbon pipeline; and
  - q) Any other drinking water threats which may be prescribed under the Clean Water Act.
6. Generally, the land use activities listed in Section 4.5.5 are not intended to prohibit typical household uses or practices.
7. Prohibited uses identified in 4.5.5 of this Plan, which are legally existing as of the date of adopting OPA 18 (date) shall only be permitted to continue with an established Risk Management Plan to regulate the use.
8. Notwithstanding Section 4.5.5 to the contrary, a prohibited land use may be permitted in accordance with the policies of the underlying Designation and all other applicable policies of this Plan, providing that the Province has issued a related Provincial Instrument permitting the use, or the Risk Management Official has issued a Notice under Section 59 of the Clean Water Act, and a Risk Management Plan is established to regulate the use if required.
9. A complete Planning Act application for lands within identified vulnerable areas shall include a Notice issued by a Risk Management Official under Section 59 of the Clean Water Act.
10. A future activity that requires a Risk Management Plan cannot proceed until a risk management plan has been established and provisions in the risk management plan are complete.
11. Existing and future land uses which support an activity that poses a significant drinking water threat shall conform with policy pursuant to Section 4.5 of this Plan, the Trent Source Protection Plan and Clean Water Act.
12. Definitions applicable to Section 4.5 are as provided in the Township Zoning By-law or as otherwise defined in the Trent Source Protection Plan.
13. Insofar as a conflict may arise in policy direction, inclusive of the identified boundaries of Wellhead Protection Areas or Intake Protection Zones, between this Plan and the Trent Source Protection Plan, the Trent Source Protection Plan shall prevail.

### **Sewage Systems and Facilities**

14. New sewage systems as defined in the Ontario Building Code shall not be located within a vulnerable area identified on Schedule 'G'. Where connection to a municipal sewage collection system is not feasible, new development shall be serviced with a sewage system constructed in accordance with the Ontario Building Code to ensure that the activity is not a significant drinking water threat and will be subject to the Mandatory Five-Year Inspection Program.
15. New sanitary facilities that would pose a significant drinking water threat and require Ministry approval shall comply with construction standards to ensure the activity is not a significant drinking water threat.

#### **Road Salt**

16. The application of road salt may pose a future significant drinking water threat and shall be considered during the planning process for the construction of roads, other impervious land surfaces used for vehicular traffic and parking, and all impervious pedestrian paths.
17. Existing and future privately owned parking lots greater than 50 spaces or 1,500 square metres will require a risk management plan.
18. The storage of road salt, in quantities equal to or greater than 100 kilograms, may pose a future significant drinking water threat. The Township may pass a by-law to establish municipal standards related to storing road salt to prevent the exposure of road salt to precipitation, runoff and snow melt.

#### **Transport Pathways**

19. Any activity that would result in the creation of a new transport pathway or new earth energy system is prohibited in any areas identified as a Wellhead Protection Area-A or Intake Protection Zone-1 unless it has been demonstrated by a qualified professional that the activity will not significantly increase the vulnerability of the municipal water source to being contaminated by land-based activities as identified in the Source Protection Plan.
20. The Township shall give the appropriate Source Protection Authority and the Source Protection Committee notice of any proposal for a new transport pathway or modification of an existing transport pathway through a development application or any other application that relates to the vulnerable area for the municipal drinking water source.

#### **Stormwater Management Facilities**

21. New stormwater management facilities shall be designed to reduce the risk of contaminating drinking water, and where possible direct the discharge of stormwater outside of vulnerable areas. Stormwater management facilities are encouraged to locate outside vulnerable areas identified on Schedule 'G'.

### **Implementation and Interpretation**

Amendment No. 18 to the Official Plan of the Township of Minden Hills shall be implemented and interpreted in accordance with the respective policies of the Official Plan of the Township of Minden Hills.

## Part C – The Appendices

The following appendices do not constitute part of Official Plan Amendment No. 18 but are included as information supporting the Amendment.

- Appendix No. 1 [Trent Source Protection Plan](https://trentsourceprotection.on.ca/source-protection-plans/trent-source-protection-plan/)  
<https://trentsourceprotection.on.ca/source-protection-plans/trent-source-protection-plan/>
- Appendix No. 2 Minden Wellhead Protection Zone  
[https://trentsourceprotection.on.ca/wp-content/uploads/2025/06/5-22ab\\_Minden2025.pdf](https://trentsourceprotection.on.ca/wp-content/uploads/2025/06/5-22ab_Minden2025.pdf)
- Appendix No. 3 Lutterworth [https://trentsourceprotection.on.ca/wp-content/uploads/2025/06/5-21ab\\_LutterworthPines2025.pdf](https://trentsourceprotection.on.ca/wp-content/uploads/2025/06/5-21ab_LutterworthPines2025.pdf)
- Appendix No. 4 Kinmount [https://trentsourceprotection.on.ca/wp-content/uploads/2025/05/4-2abd\\_Kinmount2025.pdf](https://trentsourceprotection.on.ca/wp-content/uploads/2025/05/4-2abd_Kinmount2025.pdf)

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