

**Desbarats to Echo Bay Planning Board**

**June 27th 2023**

**Agenda**

**Location: Tarbutt Council Chambers**

**27 Barr Road South**

**Time: 7:00 p.m.**

**A. Routine Matters:**

- 1. Call to order 7:00 p.m.**
- 2. Declaration of conflict/pecuniary interest**
- 3. Approval of minutes (May 23rd 2023)**
- 4. Staff/Members reports**

**B. Old Business:**

- 1. Draft Request for Quote – Joint Official Plan**
- 2. Establishing By-law Amendments (98-01)**
- 3. Application for Consent        E2023-05    Koski**

**C. New Business:**

- 1. New Planning Board Members at Large for Township of Tarbutt and Township of Laird**
- 2. Application for Consent:        J2023-06    McKinnon**

**D. Information:**

- 1. Comment Period Extension – Provincial Planning Policy Statement**
- 2. Mapping Portal**

**E. Seminars/Meetings:**

**F. Newsletters/Bulletins:**

**G. Adjournment:**

**DESBARATS to ECHO BAY PLANNING BOARD**  
**May 23<sup>rd</sup> 2023**  
Regular Meeting

Present: Lynn Orchard, Chair, Lennie Smith, Reg McKinnon, Jim Withers, Todd Rydall, Jason Koivisto, Shelly Bailey

Staff: Jared Brice

Visitors: List Attached

No conflict of interest was declared at this time.

The following minutes are comprised of resolutions and the Secretary-Treasurer's interpretation of the meeting.

Res.: 29-2023 Shelly Bailey, Jim Withers

Be it resolved that the Board opens their regular meeting at 7:00 pm. (cd)

Res.: 30-2023 Jim Withers, Shelly Bailey

Be it resolved that the Board accepts the Minutes of April 25<sup>th</sup> 2023 as presented.(cd)

Res.: 31-2023 Shelly Bailey, Reg McKinnon

Be it resolved that the Planning Board accepts the Draft RFQ as presented. (cd)

Res.: 32-2023 Jim Withers, Jason Koivisto

Be it resolved that the Board raises the General Levy for Consent Applications from \$800.00 to \$1200.00 per consent, effective August 1, 2023. (cd)

Res.: 33-2023 Shelly Bailey, Todd Rydall

Be it resolved that the Board accepts the 2023 Budget as amended. (cd)

Res.: 34-2023 Lennie Smith, Todd Rydall

That the Planning Board gives provisional consent to Application E2023-04.

Applicant(s): Lisa and Brian Lewis with attached conditions and notes. (cd)

Res.: 35-2023 Jim Withers, Reg McKinnon

That the Planning Board defers Application E2023-05 to its next scheduled meeting.

Applicant(s): Andrew Koski. (cd)

Res.: 36-2023 Jason Koivisto, Jim Withers

Be it resolved that the Board designate an additional representative from the Township of Tarbutt. (cd)

Res.: 37-2023 Lennie Smith, Todd Rydall

That the Planning Board meeting adjourn at 8:15 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

**Carried:** \_\_\_\_\_

Certified to be a true copy of a resolution

**Chair:** \_\_\_\_\_

**Secretary-Treasurer** \_\_\_\_\_

## DESBARATS TO ECHO BAY PLANNING BOARD

### By-law 98 - 01

*Being a By-law to govern the calling, place and proceedings of meetings of the board*

WHEREAS Section 95 of the Municipal Act, R.S.O 1990 being chapter 45, as amended requires every local board to adopt a procedure by-law for governing the calling, the place, and the proceedings of its meetings, and

WHEREAS the Desbarats to Echo Bay Planning Board is a local board as defined in the ~~Municipal Affairs Act~~ *Municipal Act, S.O. 2001, c. 25 as amended* and as such is subject to the aforementioned legislation, and

WHEREAS the Desbarats to Echo Bay Planning Board further deems it appropriate to establish certain rules and procedures for the conduct of its meetings.

NOW THEREFORE, THE DESBARATS TO ECHO BAY PLANNING BOARD HEREBY ENACTS AS FOLLOWS:

#### SECTION 1 – DEFINITIONS:

In the By-laws and resolutions of the Desbarats to Echo Bay Planning Board, unless the context requires otherwise, the following definitions shall apply to the terms and phrases used therein:

- a) Board – means the Desbarats to Echo Bay Planning Board
- b) Chair – means a person elected ~~annually~~ *every four years* by the Board to preside over meetings of the Board and will have signing authority with the Secretary-Treasurer
- c) Member – means a member of the Desbarats to Echo Bay Planning Board
- d) Secretary-Treasurer – means a person appointed ~~annually~~ *every four years* by the Board to perform certain responsibilities and conduct certain business on behalf of the Board from time to time.
- e) Quorum – four members of the Board shall constitute quorum
- f) Vice-Chair – means a person elected ~~annually~~ *every four years* by the Board to preside over meetings of the Board in the absence of the Chair and has signing authority with the Secretary-Treasurer

#### SECTION 2 – GENERAL PROVISIONS:

- a) The rules and regulations contained in this By-law shall be observed in all proceedings of the Board and shall be the rules and regulations for the dispatch of business by the Board.
- b) Any procedure under this By-law which is discretionary and not mandatory under the statute may be suspended with the consent of the majority of the members present.
- c) Persons shall not be permitted to address the Board except with the permission of the Chair. In the case of a delegation appearing before the Board, only appointed representatives shall address the Board with the permission of the Chair.

#### SECTION 3 – CONVENING OF BOARD MEETINGS:

- a) All regular meetings of the Board shall be held ~~on a rotation basis in the Council Chambers of the Townships of the Board, every second Monday of every month as necessary,~~ *on the fourth Tuesday of every month at The Township of Tarbutt Council Chambers* beginning at 7 pm, or at the call of the Chair.
- b) The Board may, by resolution, dispense with, alter the time of, day of, or place of any regular Board meetings.
- c) If no quorum (4 members) is present one half hour after the time appointed for a meeting of the Board, the Secretary-Treasurer shall record the names of the members present and the meeting shall stand adjourned until the next regular meeting of the Board *or until a meeting is called by the Chair.*

Item B.2. NOTE: Wording in *Blue* is the recommended amendments to Establishing By-law from Staff to the Board

#### SECTION 4 – AGENDA:

- a) Agendas shall be prepared for all meetings of the Board and be formatted as follows:
- A. Routine Matters
    - 1. Call to Order
    - 2. Declaration of Conflict of Interest and/or Pecuniary Interest
    - 3. Approval of minutes/statements
    - 4. Delegations
  - B. Old Business
  - C. New Business
  - D. Information
  - E. Seminar / Meetings
  - F. Newsletters / Bulletins
  - G. Adjournment
- b) The Business of the Board shall be taken up in the order listed unless otherwise decided by the Chair.
- c) Persons desiring to present information to the Board shall give written notice to the Secretary-Treasurer not less than ~~one week~~ **ten (10) days** prior to the meeting.
- d) Important correspondence will be appended to the agenda by the Secretary-Treasurer and copies will be provided to each **Board** member.

#### SECTION 5: MINUTES

- a) The minutes of each meeting of the Board shall record the following:
- the place, date and time of the meeting
  - the names of the members present
  - the adoptions, correction and amending of minutes of previous meetings
  - general business
  - ~~motions~~ **resolutions or decision from the Board**
- b) The Secretary-Treasurer shall ensure that the minutes of any preceding meetings are available at least one week prior to the next meeting.

#### SECTION 6: PETITIONS

**In addition to Section 4. a). A. 4. and Section 4. c). above**, verbal deputations or presentations must not exceed 15 minutes in length, and any extensions of this time allotment must be approved by the Board.


READ AND PASSED AT A REGULAR MEETING OF THE DESBARATS TO ECHO BAY PLANNING BOARD ON THE 13<sup>TH</sup> DAY OF JULY, 1998

THE MUNICIPAL CORPORATION OF  
TOWNSHIP OF MACDONALD, MEREDITH & ABERDEEN ADDITIONAL  
208 CHURCH ST, ECHO BAY, ONTARIO  
P0S 1C0

Date: June 6, 2023

Motion # 23-198

Moved By: Shelly Bailey

Seconded By: 

RESOLVED that we amend resolution #23-166 to state that council recommends that Consent be granted for Application #2023-05, Applicant-Koski conditional to an Environmental Impact Study being completed prior to any building permits being issued.

Councillor's Vote

Councillor's Name

FOR            AGAINST

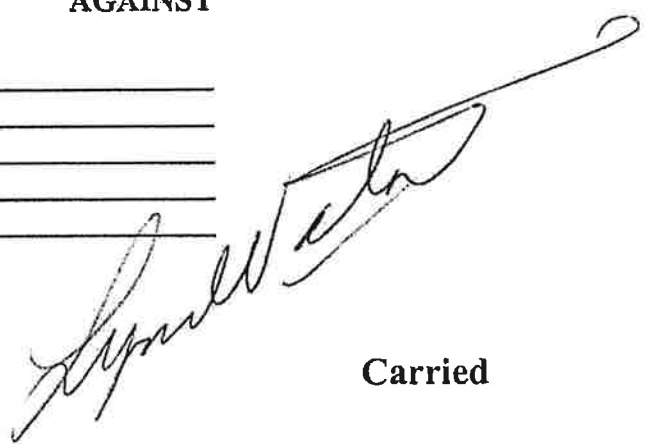
- BAILEY, Shelly
- BROCKELBANK, Parker
- CHEVIS, Adam
- HANSEN, Derek
- WATSON, Lynn

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Signed      Lynn Watson  
  
MAYOR

Carried

**From:** [Carol Trainor](#)  
**To:** [Jared Brice](#); [Jean Palmer](#)  
**Cc:** [Jennox smith](#)  
**Subject:** Planning Board appointment  
**Date:** Friday, June 2, 2023 4:05:46 PM  
**Attachments:** [image001.png](#)

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As a result of a resolution passed at the last Planning Board meeting, the Council of The Township of Tarbutt passed the following resolution at its meeting on May 24, 2023:

Resolution No: 2023 – 73

Moved by: U. Abbott Seconded by: J. Nagel

Be it resolved that the Council of The Township of Tarbutt requests that the Planning Board authorize Council to appoint Ruth Wigmore to the Planning Board as a member at large to represent Tarbutt.

Carried unanimously

Upon speaking with Ms. Wigmore, she has agreed to accept the appointment.

Please advise if I can be of further assistance.

Tarbutt Township sincerely appreciates the opportunity to have a second representative on the Planning Board.

Carol.

Carol O. Trainor, A.M.C.T.  
CAO/Clerk  
The Township of Tarbutt  
27 Barr Road S.  
Desbarats, ON P0R 1E0  
Ph: 705-782-6776  
Fax: 705-782-4274



Individuals who submit information to Council should be aware that the information contained within their communications may become part of the public record and be made available to the public through the Council Agenda process.

**From:** [clerk@lairdtownship.ca](mailto:clerk@lairdtownship.ca)  
**To:** [Jared Brice](#)  
**Subject:** Planning Board - Member at Large  
**Date:** Monday, June 19, 2023 11:55:11 AM

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Good Morning Jared,

At June 15, 2023, Council Meeting Council passed the following Motion:

Motion Number: 222-23

Moved by: Matt Frolick

Seconded by: Wayne Junor

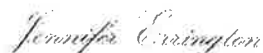
"Be it resolved that the Council of the Township of Laird accepts Jim Withers resignation from the Planning Board and requests that the Planning Board accept Council's appointment of Brad Shewfelt to the Planning Board as a member at large to represent Laird."

I just left a message with Brad to let him know that Council appointed him to the Planning Board. I wanted to talk to him before you reached out to him. But, I also do not want to forget to let you know of his appointment.

It is my understanding that he doesn't use computers and doesn't have an e-mail. So, I hope that doesn't complicate your life too much. I'm not sure what process you have in place for members that don't have e-mail.

Once I talk to him I will supply you with his contact information.

Sincerely,



**Jennifer Errington, Dipl.M.A.**

**Clerk Administrator**

Township of Laird

3 Pumpkin Point Road

Echo Bay, ON

POS 1C0

Phone No. (705) 248-2395

Fax No. (705) 248-1138

Website [lairdtownship.ca](http://lairdtownship.ca)

# Desbarats to Echo Bay Planning Board

## Application for Consent Under Section 53 of the Planning Act

### Before Starting This Application

Please read the following:  
 Appendix A: Completeness of the Application  
 Appendix B: Submission of the Application  
 Appendix C: Help  
 Appendix D: Notes to Applicants

In this form the term "subject" means the land to be severed and/or the land to be retained.

### Office Use Only

File Number	(2) J2023-06 A) McKinnon
Roll Number	5716 000 00103900
Date Submitted	9 May 2023
Date Received	
Sign Issued	

Please Print and Please Complete or Check-Mark Appropriate Box (s). Please use ink, not pencil.

### 1. Applicant Information

1.1	Name of Applicant	Home Telephone No.	Business Telephone No.
	Address		Postal Code
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1		
	Name of Owner (s)	Home Telephone No.	Business Telephone No.
	Address		Postal Code
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person	Home Telephone No.	Business Telephone No.
	Address	Postal Code	Fax No.

### 2. Location of the Subject Land

2.1	District	Local Municipality	Section or Mining Location	Civic #
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (describe below the easement or covenant and its effect)			



**3. Purpose of this Application**

3.1 Type and purpose of proposed transaction (check appropriate box)  
 Transfer:  Creation of a new lot     Addition to a lot     An Easement     Other Purpose  
 Other:     A charge     A lease     A correction of title

3.2 Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged:  
Christopher Patrick McKinnon

3.3 If a lot addition, identify the lands to which the parcel will be added:    Roll # \_\_\_\_\_  
 Description: \_\_\_\_\_

**4. Description of Subject Land and Servicing Information** (Complete each subsection)

4.1	Description	Severed		Retained			
		Frontage (m.)	Depth (m.)	Area (ha.)	Frontage (m.)	Depth (m.)	Area (ha.)
		300'	91.4 m	3.6 hectares	18.2017.2' (725 m)	480.9 m irregular	36.4 hectares
4.2	Use of Property	Existing Use (s)	Bush lot	Proposed Use (s)	Same	Same	Same
4.3	Buildings or Structures	Existing	0	Proposed	0	0	0
4.4	Access (check appropriate space)	Provincial Highway	No		No		
		Municipal road, maintained all year	Yes		Yes		Yes
		Municipal road, seasonally maintained	Yes No		Yes No		Yes No
		Other public road	⚡		⚡		⚡
		Right of way	⚡		⚡		⚡
		Water access (See Note #1)	NO		⚡		⚡

**Note #1:** Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road

4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply		
		Privately owned and operated individual well		
		Privately owned and operated communal well		
		Lake or other water body		
		Other means		

4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system		
		Privately owned and operated individual septic tank (See Note #2)		
		Privately owned and operated communal septic system		
		Privy		

**Note #2:** A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.

Section 4 continued on next Page

4. Description of Subject Land and Servicing Information . . . Continued				
4.7	Other Services (check if the service is available)		Severed	Retained
		Electricity	✓	✓
		School Bussing	✓	✓
		Garbage Collection	no collection J.B.	no collection J.B.
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year: N/A			

5. Land Use			
5.1	What is the existing official plan designation (s), if any, of the subject land? Rural Policy Locally Significant Wetland J.B.		
5.2	What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number? Rural Open Space Wetland J.B.		
5.3	Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.		
	Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
	An agricultural operation, including livestock facility or stockyard	NA	/
	A landfill	NA	/
	A sewage treatment plant or waste stabilization plant	NA	/
	A provincially significant wetland (class 1, 2, or 3 wetland)	NA	/
	A provincially significant wetland within 120 metres of the subject land	N/A	/
	Flood plain	NA	NA
	A rehabilitated mine site	NA	/
	A non-operating mine site within 1 kilometre of the subject land	NA	/
	An active mine site	NA	NA
	An industrial or commercial use, and specify the use (s)	NA	NA
	An active railway line	NA	/
	A municipal or federal airport	NA	/

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application:</p> <p>File # _____ Decision: _____</p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No</p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:</p>

7. Current Applications	
7.1	<p>Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>
7.2	<p>Is the subject land the subject of an application for a zoning by-law amendment [ ], Minister's zoning order amendment [ ], minor variance [ ], consent or approval of a plan of subdivision [ ]?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>

**9. Other Information**

9.1

Is there any other information that you think may be useful to the Ministry or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Ellwood + Pat McKinnon would like to create a lot for their son Christopher McKinnon on the west end of their property. They are asking that 300' frontage be taken off to create this

9.2

If the subject property is agricultural or close to an agricultural property, the following Supplement forms may be required:

- 1) Supplement #1 - Agricultural Land Descriptions
- 2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice

**10. Affidavit or Sworn Declaration**

10.1

**Affidavit or Sworn Declaration for the Prescribed and Requested Information**

I, ~~Mary Patricia McKinnon~~ of the District of Algoma  
<sup>Ellwood McKinnon</sup>  
in the Township of Johnson make oath and say (or solemnly declare) that the

information contained in this application is true and that the information contained in the documents that accompany this application are true.

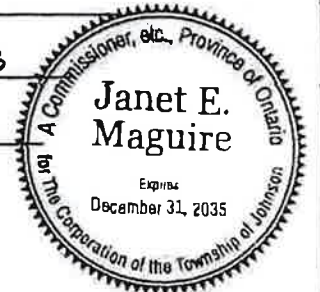
Sworn (or declared) before me

at the Township of Johnson

in the District of Algoma

this 25 day of April, 2023

Janet E. Maguire  
Commissioner of Oaths



Mary Patricia McKinnon Applicant      Ellwood McKinnon Applicant

**11. Authorizations**

11.1

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form and/or the authorization set out below must be completed

Authorization of Owner for Agent to Make the Application

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for Consent and I authorize \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Owner (s)

Sworn (or declared) before me

At the \_\_\_\_\_, in the \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Commissioner

11.2

Authorization of Owner for Agent to Provide Personal Information

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorize \_\_\_\_\_, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Owner (s)

Sworn (or declared) before me

At the \_\_\_\_\_, in the \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Commissioner

**12. Consent of the Owner**

12.1

*Edward McKinnon*  
I, *Mary Patricia McKinnon* am the owner of the land that is the subject of this

Consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of processing this application

*April 25 2023*  
(Date)

*Edward McKinnon*  
*Mary Patricia McKinnon*  
Signature of Owner (s)

## 13. Permissions

13.1

### Permission to enter on to the subject land(s)

I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise (s) for the limited purpose of evaluating the merits of this application

*Eelwood McKee*  
*Mary Patricia McKee*  
Signature of Owner (s) or Authorized Agent

The subject property must have the appropriate municipal address, or other adequate identification conspicuously posted on the subject land (s). Failure to comply may result in a deferral of the application.

### Submission of the Application

- One application form is required for each parcel to be severed.
- The requested copies will be used to consult with other ministries or agencies that may have an interest in the application.
- All measurements are to be in Metric units.

#### Step #1:

Review the application with your municipal office in order to apprise them this application will be coming to them and also to ascertain whether or not there may be municipal concerns regarding the application that your or the Planning Board may not be aware of which may affect the completeness and/or acceptance of the application.

#### Step #2:

Deliver the completed application to the Planning Board office along with the required fee made payable to the Desbarats to Echo Bay Planning Board.

#### Step #3:

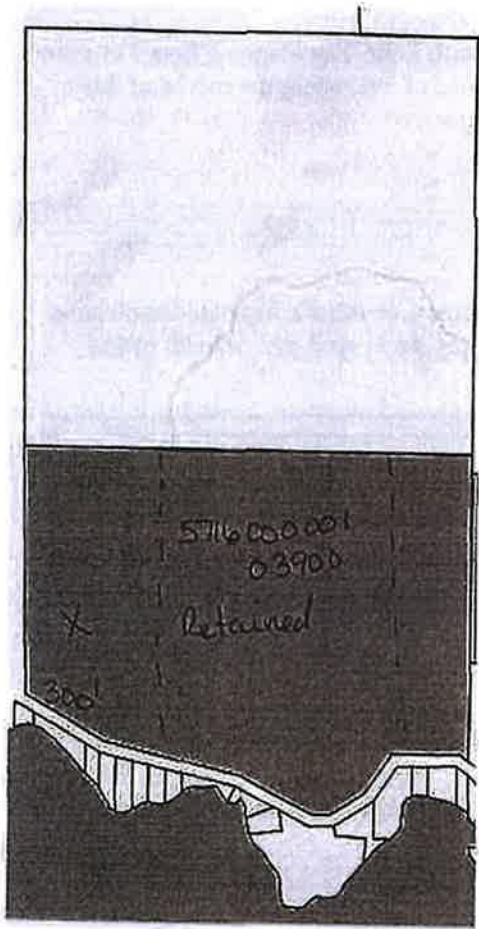
- The Planning Board Secretary will review your application.
- You will be notified when the application is considered complete. Any legislated time lines will commence only after the application is deemed complete and accepted by the Planning Board.
- Once the application has been accepted as complete you will be asked to supply 12 copies of the approved application along with 12 copies of the approved sketch. You may make the necessary copies yourself or the Planning Board can make them for you for a fee.
- You will be responsible for delivering one copy of the completed application to the Algoma Health Unit and they may require a fee for this service.

### PLEASE NOTE

An application accepted as complete may still be amended, rejected, or deferred as the application goes through the process of review and as new or opposing information becomes available.

All documents should be forwarded to the attention of:

Secretary - Treasurer  
Desbarats to Echo Bay Planning Board  
c/o Tarbutt Township Offices  
27 Barr Road South, RR#1  
Desbarats, Ontario  
P0R 1E0

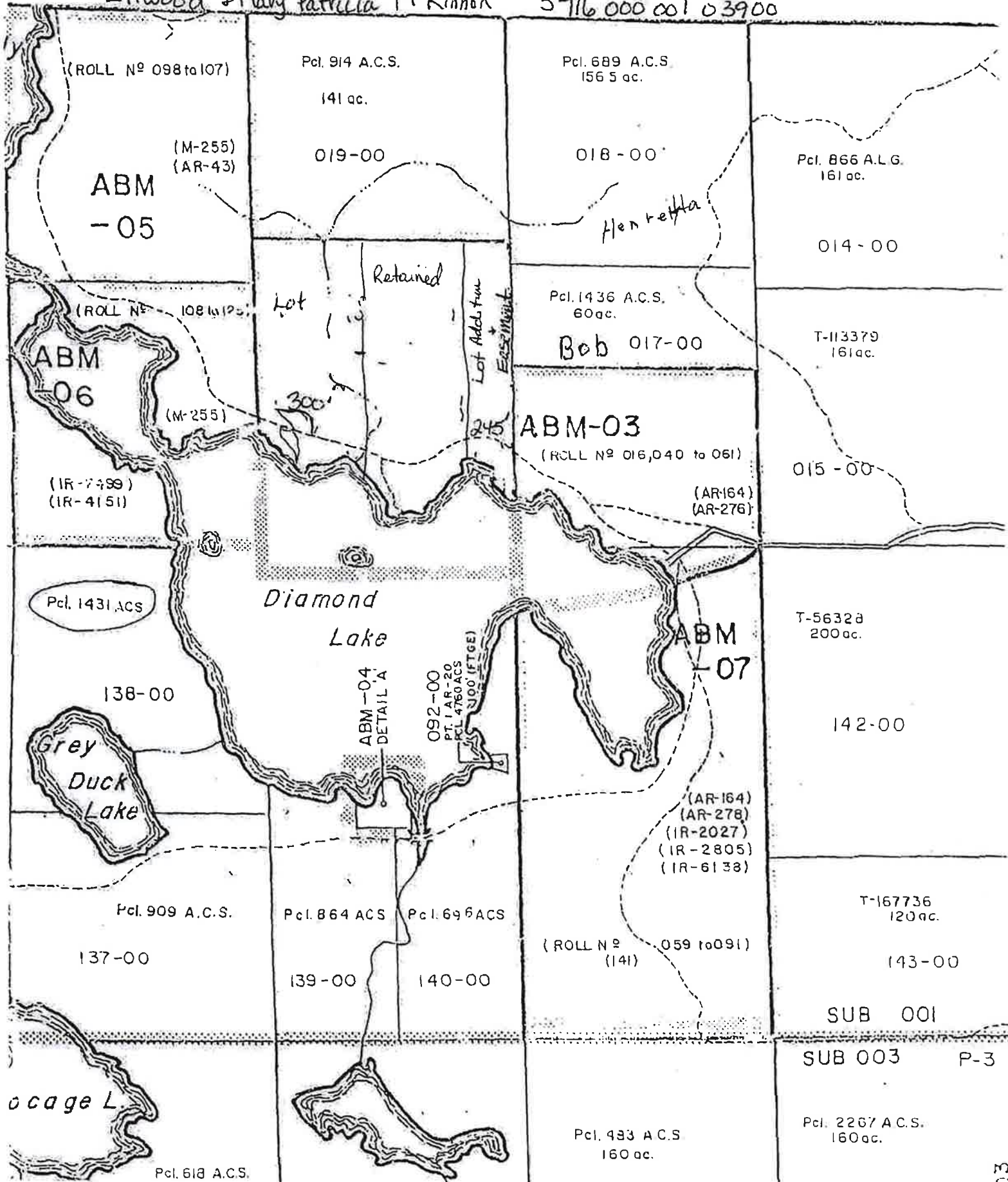


Ellwood + Mary Patricia McKinlon

5716000 001 03900

Ellwood + Mary Patricia McKinnon

5716 000 001 03900



(ROLL N° 098 to 107)

Pcl. 914 A.C.S.

Pcl. 689 A.C.S.  
156.5 ac.

Pcl. 866 A.L.G.  
161 ac.

ABM  
-05

(M-255)  
(AR-43)

019-00

018-00

014-00

Hentretta

(ROLL N° 108 to 120)

Lot

Retained

Pcl. 1436 A.C.S.  
60 ac.

T-113379  
161 ac.

ABM  
-06

(M-255)

Lot Addition  
Easement

Bob 017-00

ABM-03

(ROLL N° 016,040 to 061)

015-00

(IR-7499)  
(IR-4151)

(AR-164)  
(AR-276)

Pcl. 1431 ACS

Diamond  
Lake

T-56328  
200 ac.

138-00

ABM  
-07

142-00

Grey  
Duck  
Lake

ABM-04  
DETAIL A

092-00  
PT. 1 AR-20  
PCL 4760 ACS  
(300' IFTGE)

(AR-164)  
(AR-278)  
(IR-2027)  
(IR-2805)  
(IR-6138)

T-167736  
120 ac.

Pcl. 909 A.C.S.

Pcl. 864 ACS

Pcl. 1696 ACS

143-00

137-00

(ROLL N° 059 to 091)  
(141)

SUB 001

139-00

140-00

SUB 003

P-3

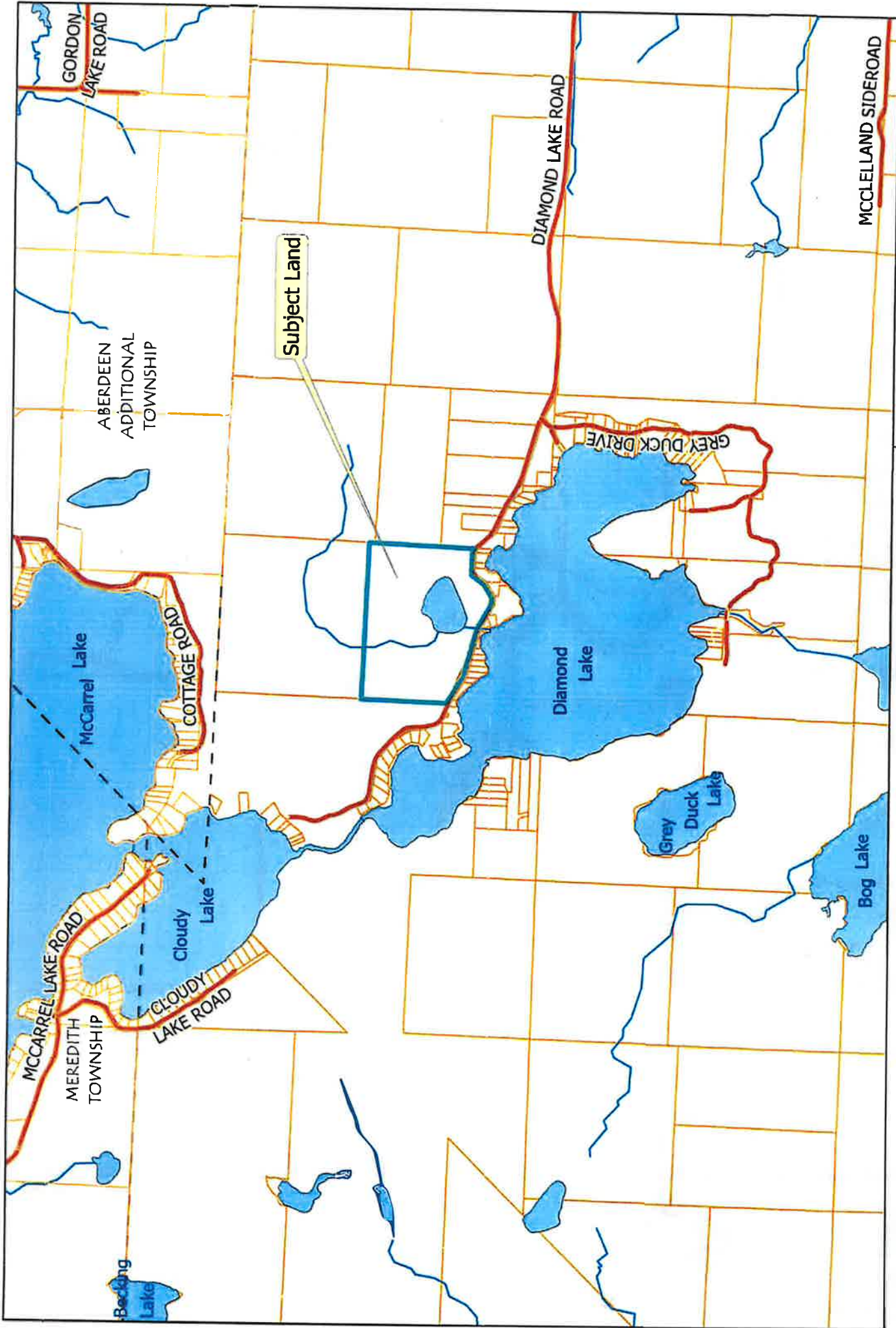
Cottage L.

Pcl. 433 A.C.S.  
160 ac.

Pcl. 2267 A.C.S.  
160 ac.

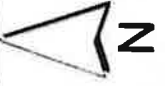
Pcl. 618 A.C.S.



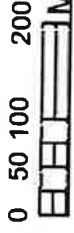


Subject Land

Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.



Scale: 1:25,000



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP  
 Proposed Consent Applications: J2023-06 McKinnon  
 (Creation of One Lot, One Lot Addition, One Easement)  
 Subject Land - CON 6, LOT 8 SPT PCL 772 ACS  
 Township of Johnson



DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP  
 Proposed Consent Applications: J2023-06 McKinnon  
 Creation of One Lot, One Lot Addition, One Easement  
 Subject Land - CON 6, LOT 8 SPT PCL 772 ACS, Township of Johnson

0 15 30 60  
 Meters  
 Scale: 1:7,500

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Source: Esri, Imagery, Esri/DeLorme, and the Esri User Community

# Desbarats to Echo Bay Planning Board

# Application for Consent Under Section 53 of the Planning Act

### Before Starting This Application

Please read the following:  
 Appendix A: Completeness of the Application  
 Appendix B: Submission of the Application  
 Appendix C: Help  
 Appendix D: Notes to Applicants

In this form the term "subject" means the land to be severed and/or the land to be retained.

### Office Use Only

File Number	J2023-06 (B & C) McKinnon
Roll Number	5716 000 001 03900
Date Submitted	May 9, 2023
Date Received	
Sign Issued	

Please Print and Please Complete or Check-Mark Appropriate Box (s). Please use ink, not pencil.

1. Applicant Information			
1.1	Name of Applicant	Home Telephone No.	Business Telephone No.
	Ellwood + Mary Patricia McKinnon		705-782-6800
	Address	Postal Code	
	867 Diamond Lake Rd, R.R.#2 Desbarats, Ontario		P0R 1E0
1.2	This section is for the name of Owner (s) if different than the applicant. An owner's authorization is required in Section 11.1		
	Name of Owner (s)	Home Telephone No.	Business Telephone No.
	Address		Postal Code
1.3	Name of person who is to be contacted, and to receive any correspondence, about the application, if different than the applicant. This may be a person or firm acting on behalf of the applicant.		
	Name of Contact Person	Home Telephone No.	Business Telephone No.
	Address	Postal Code	Fax No.

2. Location of the Subject Land				
2.1	District	Local Municipality	Section or Mining Location	Civic #
	Concession Number (s)	Lot Number (s)	Registered Plan No.	Lot (s)/Block (s)
	Reference Plan No.	Part Number (s)	Name of Street/Road	Other Identifier
	Algoma	Johnson	85PT PCL 772 ACS	
	6	8	Diamond Lake Rd.	
2.2	Are there any easements or restrictive covenants affecting the subject land?			
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes (describe below the easement or covenant and its effect)		



<b>3. Purpose of this Application</b>	
3.1	Type and purpose of proposed transaction (check appropriate box) Transfer: <input type="checkbox"/> Creation of a new lot <input type="checkbox"/> Addition to a lot <input checked="" type="checkbox"/> An Easement <input type="checkbox"/> Other purpose Other: <input type="checkbox"/> A charge <input type="checkbox"/> A lease <input type="checkbox"/> A correction of title
3.2	Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged:
3.3	If a lot addition, identify the lands to which the parcel will be added: Roll# 5716 00000 10180 0000 Description: CON 6, LOT 7 NPT PCL 689 ACS

<b>4. Description of Land and Servicing Information</b>					<b>(Complete each subsection)</b>	
4.1	Description	Frontage (m.)	Easement	Retained		
		Depth (m.)	74.7 m	725.3 m		
		Area (ha.)	540.6 m Irregular	480.9 m irregular		
4.2	Use of Property	Existing Use(s)	3.8 hectares	36.4 hectares		
		Proposed Use(s)	Vacant	Vacant		
4.3	Buildings or Structures	Existing	Vacant	Vacant		
		Proposed	None	None		
4.4	Access (check appropriate space)	Provincial Highway				
		Municipal road, maintained all year	Yes	Yes		
		Municipal road, seasonally maintained				
		Other public road				
		Right of way				
		Water access (See Note #1)				
<b>Note #1:</b> Describe in section 9.1, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road						
4.5	Water Supply (check appropriate space)	Publicly owned and operated piped water supply	N/A	N/A		
		Privately owned and operated individual well	N/A	N/A		
		Privately owned and operated communal well	N/A	N/A		
		Lake or other water body	N/A	N/A		
		Other means	N/A	N/A		
4.6	Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system	N/A	N/A		
		Privately owned and operated individual septic tank	N/A	N/A		
		Privately owned and operated communal septic system	N/A	N/A		
		Privy	N/A	N/A		
<b>Section 4 continues on next Page</b>						

4. Description of Subject Land and Servicing Information . . . . Continued				
4.7	Other Services (check if the service is available)		Severed	Retained
		Electricity	✓	✓
		School Bussing	✓	✓
		Garbage Collection		
4.8	If access to the subject land is by private road, or if "other public road" was indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.			
	NA			

**5. Land Use**

5.1 What is the existing official plan designation (s), if any, of the subject land?  
*Rural Policy Locally Significant Wetland*

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Ministry's zoning order, what is the Ontario Regulation Number?  
*Rural Open Space Wetland*

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any, which apply.

Use or Feature	On the Subject Land	Within 500 Metres of Subject Land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	NO	NO
A landfill	NO	NO
A sewage treatment plant or waste stabilization plant	NO	NO
A provincially significant wetland (class 1, 2, or 3 wetland)	NO	NO
A provincially significant wetland within 120 metres of the subject land	N/A	N/A
Flood plain	NA	NA
A rehabilitated mine site	NA	NA
A non-operating mine site within 1 kilometre of the subject land	NA	NA
An active mine site	NA	NA
An industrial or commercial use, and specify the use(s)	NA	NA
An active railway line	NA	NA
A municipal or federal airport	NA	NA

6. History of the Subject Land	
6.1	<p>Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown</p> <p>If Yes and if known, provide the Ministry's application file number and the decision made on the application:</p> <p>File # _____ Decision: _____</p>
6.2	<p>If this application is a re-submission of a previous consent application, describe how it has been changed from the original application:</p>
6.3	<p>Has any land been severed from the parcel originally acquired by the owner of the subject land?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No</p> <p>If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use:</p>

7. Current Applications	
7.1	<p>Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted to the Minister for approval?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>
7.2	<p>Is the subject land the subject of an application for a zoning by-law amendment [ ], Minister's zoning order amendment [ ], minor variance [ ], consent or approval of a plan of subdivision [ ]?</p> <p><input type="checkbox"/> Yes      <input checked="" type="checkbox"/> No      <input type="checkbox"/> Unknown</p> <p>If Yes, and if known, specify the Ministry file number and status of the application:</p>

**8. Sketch** (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.

8.1

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. Boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings or structures on severed or retained lands, including the distance of the buildings or structures from front yard lot line, rear yard lot line and side yard lot lines.
3. Boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use (s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location, size and distance to buildings and property lines of any existing sewage system treatment units (septic tanks) and distribution piping (septic beds) on the lot to be created and/or retained.

**If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.**

8.2

**Notification Sign Requirements:**

For the purpose of public notification and in order for staff to easily locate your land, you will be given a sign to indicate the intent and purpose of your application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject property.
2. Ensure one sign is posted at the front of the property at least three feet above ground level.
3. Notify the Planner when the sign is in place in order to avoid processing delays.
4. Maintain the sign until the application is finalized and thereafter remove it.



9. Other Information

9.1 Is there any other information that you think may be useful to the Ministry or other agencies in reviewing this application? If so, explain below or attach on a separate page.

Ellwood + Pat McKinnon wish to create a lot addition for their son Robert McKinnon + Create an Easement to Henriette McKinnon their Daughter in Law to give access to two land Locked lots

9.2 If the subject property is agricultural or close to an agricultural property, the following Supplement forms may be required:

- 1) Supplement #1 - Agricultural Land Descriptions
- 2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice

10. Affidavit or Sworn Declaration

10.1 Affidavit or Sworn Declaration for the Prescribed and Requested Information

I, Ellwood + Mary Patricia McKinnon of the Township of Johnson in the District of Algoma make oath and say (or solemnly declare) that the

information contained in this application is true and that the information contained in the documents that accompany this application are true.

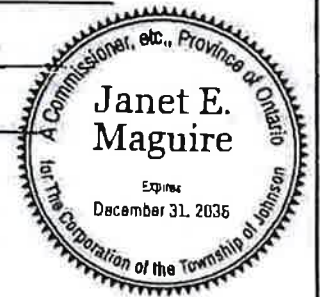
Sworn (or declared) before me

at the Township of Johnson

in the District of Algoma

this 25 day of April, 2023

Janet E. Maguire  
Commissioner of Oaths



Ellwood McKinnon  
Applicant

Mary Patricia McKinnon  
Applicant

**9. Other Information**

9.1

Is there any other information that you think may be useful to the Ministry or other agencies in reviewing this application? If so, explain below or attach on a separate page.


9.2

If the subject property is agricultural or close to an agricultural property, the following Supplement forms may be required:

- 1) Supplement #1 - Agricultural Land Descriptions
- 2) Supplement #2 - Data Sheet for Minimum Distance Separation under the Agricultural Code of Practice

**10. Affidavit or Sworn Declaration**

10.1

**Affidavit or Sworn Declaration for the Prescribed and Requested Information**

I, \_\_\_\_\_ of the \_\_\_\_\_  
in the \_\_\_\_\_ make oath and say (or solemnly declare) that the  
information contained in this application is true and that the information contained in the documents that  
accompany this application are true.

Sworn (or declared) before me

at the \_\_\_\_\_

in the \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Commissioner of Oaths

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

11. Authorizations

11.1

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form and/or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for Consent and I authorize \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Owner (s)

Sworn (or declared) before me

At the \_\_\_\_\_, in the \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Commissioner

11.2

Authorization of Owner for Agent to Provide Personal Information

I, \_\_\_\_\_, am the owner of the land that is the subject of this application for Consent and for the purpose of the Freedom of Information and Protection of Privacy Act,

I authorize \_\_\_\_\_, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Signature of Owner (s)

Sworn (or declared) before me

At the \_\_\_\_\_, in the \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Commissioner

12. Consent of the Owner

12.1

*Edward McKinnon*

I, ~~to my father's estate~~ *Edward McKinnon* am the owner of the land that is the subject of this

Consent application and for the purpose of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of processing this application.

*April 25 2023*  
(Date)

*Edward McKinnon*  
~~to my father's estate~~  
Signature of Owner (s)



### 13. Permissions

13.1

#### Permission to enter on to the subject land(s)

I/We hereby authorize the members and staff of the Desbarats to Echo Bay Planning Board to enter upon the subject land (s) and premise (s) for the limited purpose of evaluating the merits of this application

*Elwood McKinnon*  
*Mary Patricia McKinnon*  
Signature of Owner (s) or Authorized Agent

The subject property must have the appropriate municipal address, or other adequate identification conspicuously posted on the subject land (s). Failure to comply may result in a deferral of the application.

#### Submission of the Application

- One application form is required for each parcel to be severed.
- The requested copies will be used to consult with other ministries or agencies that may have an interest in the application.
- All measurements are to be in Metric units.

##### Step #1:

Review the application with your municipal office in order to apprise them this application will be coming to them and also to ascertain whether or not there may be municipal concerns regarding the application that your or the Planning Board may not be aware of which may affect the completeness and/or acceptance of the application.

##### Step #2:

Deliver the completed application to the Planning Board office along with the required fee made payable to the Desbarats to Echo Bay Planning Board.

##### Step #3:

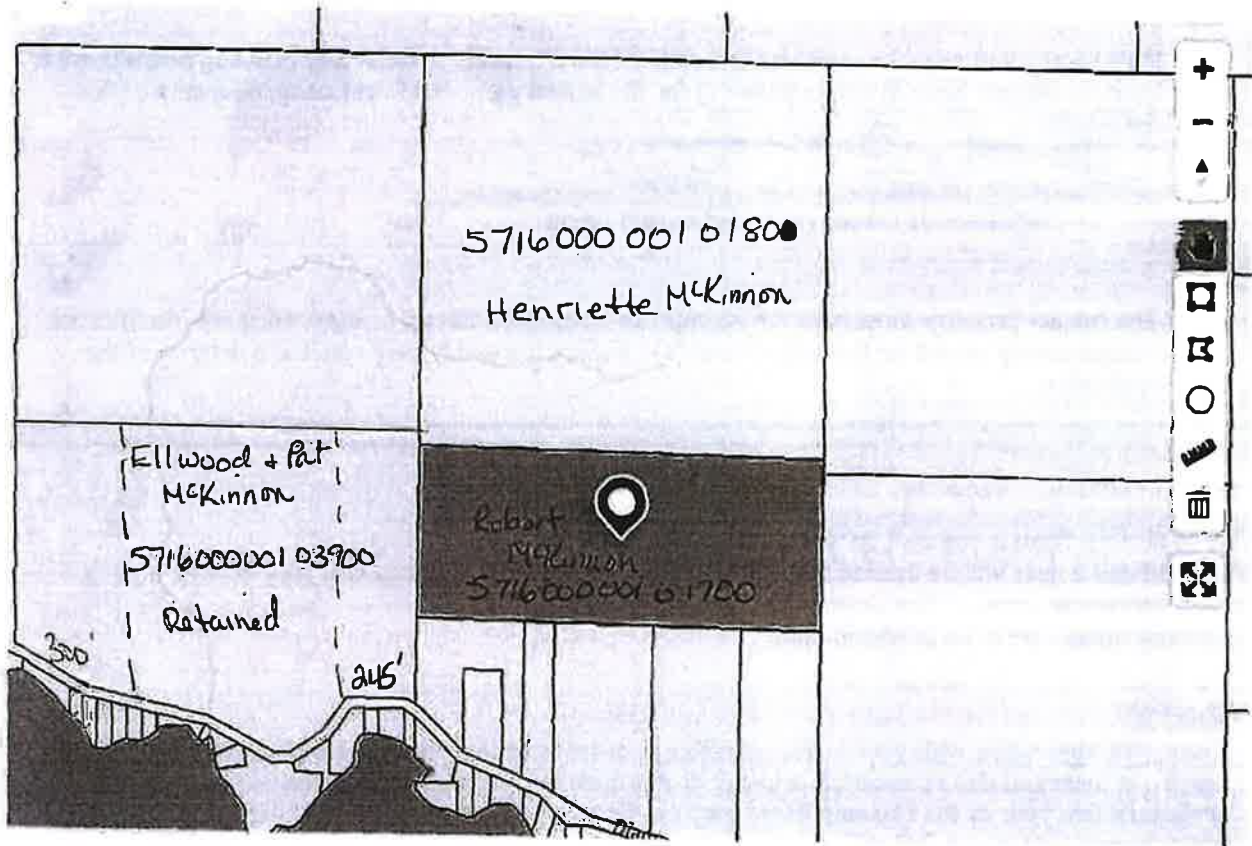
- The Planning Board Secretary will review your application.
- You will be notified when the application is considered complete. Any legislated time lines will commence only after the application is deemed complete and accepted by the Planning Board.
- Once the application has been accepted as complete you will be asked to supply 12 copies of the approved application along with 12 copies of the approved sketch. You may make the necessary copies yourself or the Planning Board can make them for you for a fee.
- You will be responsible for delivering one copy of the completed application to the Algoma Health Unit and they may require a fee for this service.

#### PLEASE NOTE

An application accepted as complete may still be amended, rejected, or deferred as the application goes through the process of review and as new or opposing information becomes available.

All documents should be forwarded to the attention of:

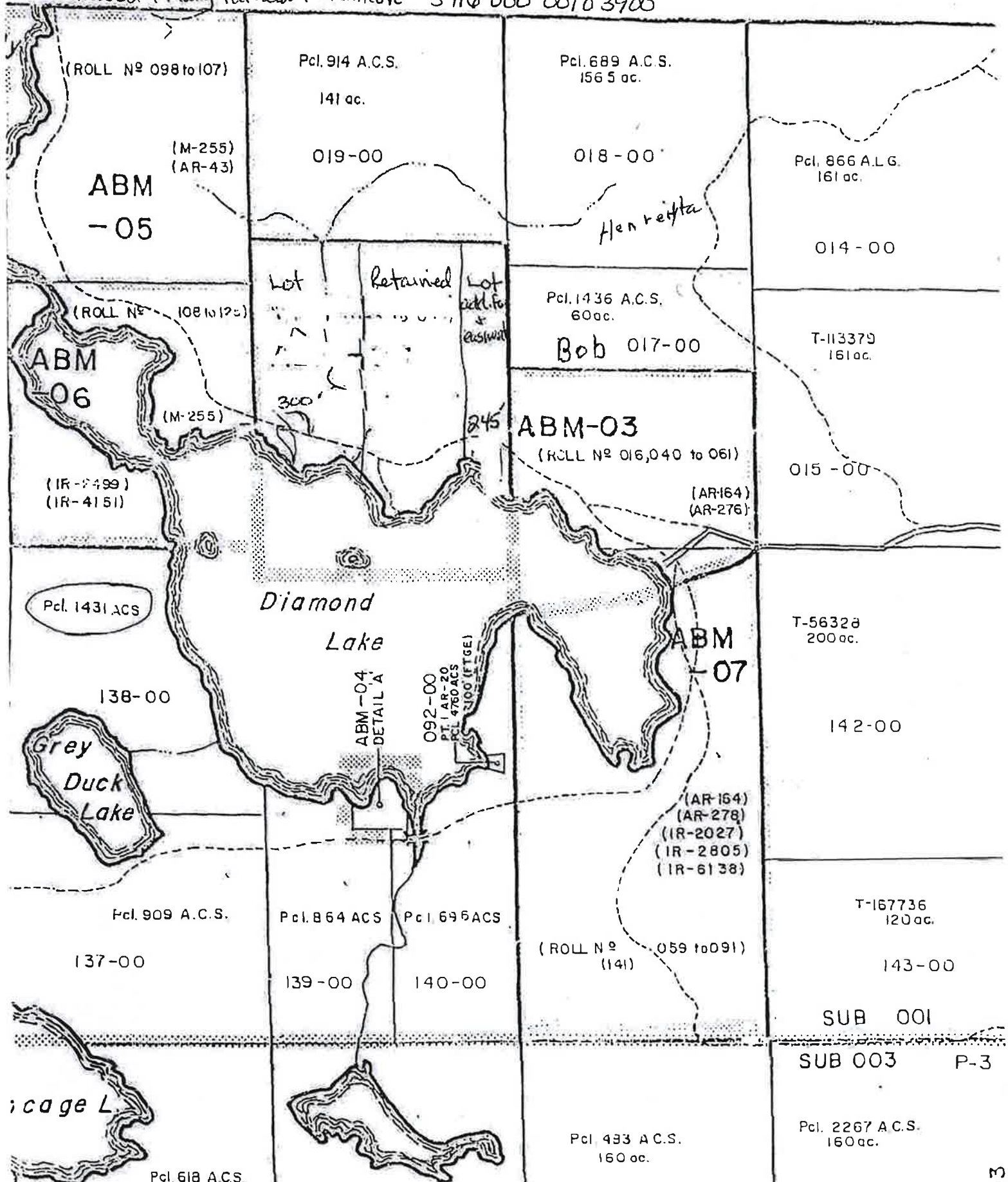
Secretary - Treasurer  
Desbarats to Echo Bay Planning Board  
c/o Tarbutt Township Offices  
27 Barr Road South, RR#1  
Desbarats, Ontario  
P0R 1E0



Ellwood + Mary Patricia McKinnon

5716 000 001 03900

Ellwood + Mary Patricia McKinnon 5716 000 00103900





DESBARATS TO ECHO BAY PLANNING BOARD KEY MAP  
 Proposed Consent Applications: J2023-06 McKinnon  
 (Creation of One Lot, One Lot Addition, One Easement)  
 Subject Land - CON 6, LOT 8 SPT PCL 772 ACS, Township of Johnson



Maps are provided as a courtesy only and the Desbarats to Echo Bay Planning Board makes no guarantees as to the accuracy of this information. This map is not intended to be used for conveyance, authoritative definition of the legal boundary, or property title. This is not a survey product.

**DESBARATS TO ECHO BAY PLANNING BOARD**  
**Consent Questionnaire**

File # J2023-06 McKinnon	Owner: Mary and Ellwood McKinnon
Location: Lot 8, Con 6, 8 SPT PCL 772 ACS, Diamond Lake Road	Municipality: Johnson Township

**1. Planning Control**

- a) Do you have an Official Plan?  yes  no
- b) Is this proposal in conformity with it?  yes  no
- c) What is the Official Plan designation? RP Locally Significant Wetland
- d) What are the permitted uses? Bush Lot

2. a) Do you have a Zoning By-Law?  yes  no
- b) Is this proposal in conformity with it?  yes  no
- c) What is the Zoning designation? Rural Open Space Wetland
- d) What are the standards of this Zone?

Permitted uses Forestry Use (Bush Lot)

Frontage required for Consent No Min

Minimum Lot size No Min

3. a) Is there a Minister's Zoning order covering this area?  yes  no
- b) Is this proposal in conformity with it?  yes  no
- c) What is the Zone designation?  yes  no
- d) What are the standards of this Zone?

Permitted uses \_\_\_\_\_

Frontage required for Consent \_\_\_\_\_

Minimum Lot size \_\_\_\_\_

4. If you have no Official Plan or Zoning By-Law is the Municipality undertaking any studies or have any expected implementation dates which could affect this application?
- yes  no Explain \_\_\_\_\_



For Creation of One Lot

**10. Recommendation**

Does Council wish to recommend that up to 5% of the land (2% for commercial and industrial purposes) be set aside for park or other public recreation purposes under the Planning Act?  yes  no

Or alternately does Council wish to seek authorization to accept cash in lieu to the value of 5% (2% for commercial or industrial purposes) of the severed portion of land as allowed under the Planning Act?  yes  no

11. Having regard to the matters noted, does Council recommend consent be given?

yes  no Why \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Should consent be granted, what conditions or redesign of the proposal, if any would Council wish to see? If a redesign is proposed, please provide a detailed explanation and sketch showing the changes! \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Additional Comments Council would like to see Road Super go out + make sure lands that have road access  
\_\_\_\_\_  
\_\_\_\_\_

Signature *J. Maguire*  
Municipal Clerk

Date completed *June 21 2023*

Signature \_\_\_\_\_ Date received \_\_\_\_\_

Planning Board Secretary

Easement and Lot Addition

**DESBARATS TO ECHO BAY PLANNING BOARD**  
**Consent Questionnaire**

File # J2023-06 McKinnon	Owner: Mary and Ellwood McKinnon
Location: Lot 8, Con 6, 8 SPT PCL 772 ACS, Diamond Lake Road	Municipality: Johnson Township

**1. Planning Control**

- a) Do you have an Official Plan?  yes  no
- b) Is this proposal in conformity with it?  yes  no
- c) What is the Official Plan designation? RP, Locally Significant Wetland
- d) What are the permitted uses? Bush lot

- 2.
- a) Do you have a Zoning By-Law?  yes  no
  - b) Is this proposal in conformity with it?  yes  no
  - c) What is the Zoning designation? R. Open Space Wetland
  - d) What are the standards of this Zone?

Permitted uses Bush lot, Forestry Use  
Frontage required for Consent No Min.  
Minimum Lot size No min

- 3.
- a) Is there a Minister's Zoning order covering this area?  yes  no
  - b) Is this proposal in conformity with it?  yes  no
  - c) What is the Zone designation?  yes  no
  - d) What are the standards of this Zone?

Permitted uses Forestry Use  
Frontage required for Consent No min  
Minimum Lot size No min

4. If you have no Official Plan or Zoning By-Law is the Municipality undertaking any studies or have any expected implementation dates which could affect this application?  
 yes  no Explain \_\_\_\_\_

## Easement and Lot Addition

5. Is this property eligible for a severance?  yes  no  
 Why? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### 6. Servicing

Which of these public services will be available to this proposal?

- |  |  |
|--|--|
| <input type="checkbox"/> Municipal Water         | <input type="checkbox"/> Sanitary Services           |
| <input checked="" type="checkbox"/> Electricity  | <input checked="" type="checkbox"/> Road Maintenance |
| <input checked="" type="checkbox"/> Snow Plowing | <input checked="" type="checkbox"/> School Bus       |
| <input type="checkbox"/> Garbage Pick up         |  |

7. Does council foresee any new demands for municipal services as a result of this application?  yes  no (If yes please specify) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

8. a) Will the retained and severed lots have direct frontage on a publicly owned road which is opened and maintained by the following?

Road	Severed	Retained
Province	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Local Roads Board	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- b) If there is not frontage on an open publicly owned and maintained road, what is the nearest public road? Diamond Lake Rd.  
 \_\_\_\_\_  
 \_\_\_\_\_

9. What is the surrounding land presently used for?  
 To the North Bush Lot  
 To the South Seasonal Residential  
 To the East Bush Lot  
 To the West Bush Lot (Pond)

# Easement and Lot Addition

## 10. Recommendation

Does Council wish to recommend that up to 5% of the land (2% for commercial and industrial purposes) be set aside for park or other public recreation purposes under the Planning Act?  yes  no

Or alternately does Council wish to seek authorization to accept cash in lieu to the value of 5% (2% for commercial or industrial purposes) of the severed portion of land as allowed under the Planning Act?  yes  no

11. Having regard to the matters noted, does Council recommend consent be given?

yes  no Why \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Should consent be granted, what conditions or redesign of the proposal, if any would Council wish to see? If a redesign is proposed, please provide a detailed explanation and sketch showing the changes! \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Additional Comments We think that everytime a servenace  
Lot addition, or Esement is done the Road superis should  
go out + inspect to see if it actually is has frantage  
to a public road.

Signature Just Magumi Date completed June 21 2023  
Municipal Clerk

Signature \_\_\_\_\_ Date received \_\_\_\_\_  
Planning Board Secretary

# Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument.

ERO (Environmental Registry of Ontario) number	019-6813
Notice type	Policy
Act	Places to Grow Act, 2005
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal Updated
Proposal posted	April 6, 2023
Comment period	April 6, 2023 - August 4, 2023 (120 days) Open
Last updated	June 16, 2023

This proposal was originally published on April 6, 2023 with the comment period ending on June 5, 2023. On May 30, 2023 the comment period was extended to August 4, 2023. This proposal notice was updated on June 16, 2023 to provide notice that natural heritage policies are ready for review and input and have been added to the proposed Provincial Planning Statement that is available under “Supporting Materials” below. See the natural heritage policies on pages 19 and 20 (section 4.1), and related definitions.

This consultation closes at 11:59 p.m.

on:

**August 4, 2023**

## Proposal summary

The Ministry of Municipal Affairs and Housing (MMAH) is consulting on proposed policies for an integrated province-wide land use planning policy document. MMAH (Ministry of Municipal Affairs and Housing) is seeking input on a

## Chapter 4: Wise Use and Management of Resources

Natural heritage policies and associated definitions (pages 34 to 49) were added to this document on June 16, 2023. Definitions include:

- Adjacent lands b)
- Areas of natural and scientific interest
- Coastal wetland
- Development c)
- Ecological function
- Endangered species
- Fish
- Fish habitat
- Habitat of endangered species and threatened species
- Natural heritage features and areas
- Natural heritage system
- Negative impacts b), c)
- Provincial and federal requirements
- Significant a), b), c)
- Site alteration
- Threatened species
- Valleylands
- Wetlands
- Wildlife habitat
- Woodlands

### 4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.
2. The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*.
3. *Natural heritage systems* shall be identified in Ecoregions 6E & 7E<sup>1</sup>, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.
4. *Development* and *site alteration* shall not be permitted in:
  - a) *significant wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup>; and
  - b) *significant coastal wetlands*.

---

<sup>1</sup> Ecoregions 5E, 6E and 7E are shown on Figure 1.

5. *Development and site alteration* shall not be permitted in:
- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E<sup>1</sup>;
  - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
  - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;
  - d) *significant wildlife habitat*;
  - e) *significant areas of natural and scientific interest*; and
  - f) *coastal wetlands* in Ecoregions 5E, 6E and 7E<sup>1</sup> that are not subject to policy 4.1.4(b)

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

6. *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
7. *Development and site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.
8. *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.
9. Nothing in policy 4.1 is intended to limit the ability of *agricultural uses* to continue.

## 4.2 Water

1. Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
- a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
  - b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
  - c) identifying *water resource systems*;
  - d) maintaining linkages and functions of *water resource systems*;
  - e) implementing necessary restrictions on *development and site alteration* to:
    - 1. protect drinking water supplies and *designated vulnerable areas*; and
    - 2. protect, improve or restore *vulnerable* surface and ground water, and their *hydrologic functions*;
  - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
  - g) ensuring consideration of environmental lake capacity, where applicable.