

Desbarats to Echo Bay Planning Board

May 26th 2026

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 (March 24th 2026)**
- 4. Staff/Members reports**

B. Old Business:

- 1. Request for Proposals – RFP #2026-01 – Land Use Planner**
- 2. J.L. Richards – Official Plan Comment Matrix Response**
- 3. Official Plan Amendments – J.L. Richards and Associates**
- 4. Board recommendations (if any) regarding the 2026 (AIA) Guidance Document**

C. New Business:

- 1. 2026 Draft Budget**

D. Closed Session

1. Board will move into closed session under Sec. 239(b) of the Municipal Act in order to discuss personal matters about an identifiable individual, including municipal or local board employees; and Sec. 239 (d) labour relations or employee negotiations.

E. Information

1. Ministry of Energy and Mines – Fortifying Ontario’s Economy: A vision for protecting Ontario, strengthening economic sovereignty, and securing global leadership in critical minerals

2. Ministry of the Environment, Conservation and Parks – Proposed *Environmental Assessment Act* (EAA) amendments to improve the comprehensive environmental assessment (EA) process

F. Newsletters/Bulletins:

G. Adjournment:

DESBARATS to ECHO BAY PLANNING BOARD

March 24th 2026

Regular Meeting

Present: Lennie Smith Chair, Todd Rydall, Shelly Bailey, Terence Graham, Ruth Wigmore, Jason Koivisto (7:08 p.m.), Reg McKinnon (7:08 p.m.)

Staff: Jared Brice

Visitors: Shawn Evoy, Jamie Hilsinger

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.: 09-2026 Todd Rydall, Ruth Wigmore

Be it resolved that the Board opens their regular meeting at 7:02 p.m. (cd)

Res.: 10-2026 Ruth Wigmore, Todd Rydall

The Planning Board accepts the Minutes of January 27, 2026 as presented. (cd)

Res.: 11-2026 Terence Graham, Ruth Wigmore

That the Planning Board gives provisional consent to Application E2026-01

Applicant(s): Jamie Hilsinger with attached conditions and notes. (cd)

Res.: 12-2026 Shelly Bailey, Terence Graham

Be it resolved that the Board hereby receives the delegation from Mayor Evoy from the Township of Laird regarding the Township of Lairds proposed Official Plan objectives, budget status, information on the consultation process and the remaining steps towards the implementation of the Official Plan. (cd)

Res.: 13-2026 Terence Graham, Shelly Bailey

Be it resolved the Board accepts the report from the Secretary-Treasurer requesting input on Publication 861: Agricultural Impact Assessment Guidance Document; and

That the Board provide notes at its next meeting for potentially implementing items contained in Publication 861: Agricultural Impact Assessment Guidance Document. (cd)

Res.: 14-2026 Ruth Wigmore, Shelly Bailey

Be it resolved that the Board authorizes the Secretary-Treasurer to purchase a plaque to be presented to Jerry Dolcetti up to a value of \$150. (cd)

Res.: 15-2026 Shelly Bailey, Todd Rydall

Be it resolved that the Board receives the report from the Secretary-Treasurer regarding the additional scope of work for the Bar River area; and

That the Board receive the scope change request from J.L. Richards and Associates. (cd)

Res.: 16-2026 Terence Graham, Shelly Bailey

Be it resolved that the Board receives the report from the Secretary-Treasurer regarding the implementation of a hybrid approach to pre-consultation as proposed in the Request for Proposal (RFP #2026-01); and

That the Board approve the hybrid pre-consultation process for consent applications as presented to be implemented into RFP #2026-01.

Res.: 17-2026 Shelly Bailey, Terence Graham

Be it resolved that the Board approve the Request for Proposal (RFP #2026-01) as presented; and
That the Board approve the expenditure up to \$173.39 to post RFP #2026-01 for a Registered Professional Planners Institute website; and
That the Board directs the Secretary-Treasurer to post RFP #2026-01 on the Planning Board webpage. (cd)

Res.: 18-2026 Ruth Wigmore, Shelly Bailey

Be it resolved that the Board receive and accept the Draft Official Plan comments provided by the Clerks of the Planning Board member municipalities and the responses provided by J.L. Richards as presented; and
That the Board authorizes the Secretary-Treasurer to correspond with the Clerks of the Planning Board member municipalities and J.L. Richards and Associates to resolve outstanding comments and report back to the Planning Board at its next scheduled meeting. (cd)

Res.: 19-2026 Todd Rydall, Ruth Wigmore

Be it resolved that the Board receive and accept the comments provided through the One-Window Review from the Ministry of Municipal Affairs and Housing for the Draft Official Plan; and
That the Board authorizes J.L. Richards and Associates to amend the Joint Official Plan based on the comments provided by the Ministry of Municipal Affairs and Housing; and
That the Board requests an update on the amended changes to the Draft Joint Official Plan at its next scheduled meeting. (cd)

Res.: 20-2026 Ruth Wigmore, Todd Rydall

Be it resolved that the Board receive the report from the Secretary-Treasurer regarding administrative service adjustments from March 27, 2026 through April 23, 2026.

Res.: 21-2026 Todd Rydall, Ruth Wigmore

Be it resolved that the Board declines the offer for the Tarbutt Plotter as presented.

Res.: 22-2026 Todd Rydall, Ruth Wigmore

Be it resolved that the Board receives the comments from the Clerks of the Member Municipalities regarding the Draft Joint Official Plan.

Res.: 23-2026 Ruth Wigmore, Todd Rydall

Be it resolved that the Planning Board adjourns at 8:38 p.m. until the next scheduled meeting or at the call of the Chair. (cd)

Date: _____

Chair: _____

Secretary-Treasurer: _____

Proposal for Planning Services

RFP #2026-01

Desbarats to Echo Bay Planning Board





Introduction & Background

Thank you for the invitation to submit this Proposal for Planning Services for the Desbarats to Echo Bay Planning Board. Planscape Inc. appreciates the opportunity to introduce our company and allow consideration for us to work with you to provide Planning Services throughout the term of the contract.

It is understood that the Planning Board currently processes pre-consultation meetings and Consent Applications and requires a Planner to assist with these services.

Planscape specialises in delivering planning services to rural, northern, and small urban communities, with a focus on solutions tailored to the unique needs of each municipality. We currently provide planning services to several municipalities, including the Municipality of Powassan, the Townships of McKellar, Armour, the North Shore, McMurrich/Monteith, and Perry, as well as the Temiskaming Municipal Services Association (TMSA), where we support planning services for 21 municipalities across the Temiskaming District. Prior to the formation of the TMSA, Planscape provided individual planning services to several of its member municipalities. We are also currently undertaking several Official Plan reviews and comprehensive zoning by-law updates for the jurisdictions of McMurrich/Monteith, West Nipissing, Coleman, East Garafraxa, Melancthon, the North Almaguin Planning Board, and Powassan.

Planscape's staff includes four experienced and accredited Planners, one candidate Planner, two Planning Technicians and three administrative support staff. We are confident that we have the capability and extensive municipal experience to provide the Desbarats to Echo Bay Planning Board with professional, high quality and timely services.

Debbie Vandenakker will be the managing and primary advisor. Ryan Lloyd will be the day-to-day planner for the Board. Stefan Szczerbak will ensure there will always be a secondary adviser and reviewer, as needed. A Senior Planner will always be available to assist and support the opinions, advice and reports generated by Ryan as needed.

Desbarats to Echo Bay Planning Board



Company Introduction & History

Planscape is a professional consulting firm offering community and land use planning services. The firm offers personal, “hands on” service to municipalities, provincial agencies, ratepayer organizations and private clients.

Planscape has been providing quality planning services for our clients throughout Ontario for over 30 years. A full suite of planning resources can be accessed easily in-house, including digital mapping resources. We are located in the heart of Muskoka in Bracebridge, Ontario.

The table below provides some of the professional experience of our team.



PLANSCAPE MEMBER	ROLE	EXPERIENCE
Stefan Szczerbak, M.Sc., MCIP, RPP Principal	Principal Planner	As Principal Planner at Planscape, Stefan draws on his lengthy municipal and conservation authority experience to provide professional planning advice to all our private and public sector clients. Having worked in smaller municipalities, he has a solid understanding of the intricacies within a municipal environment when processing all types of development applications. Mr. Szczerbak has over 20 years of progressive municipal planning experience in both rural and urban settings and at local and regional levels. He also has 4 years of experience leading community economic development in a tourism-based, rural environment. He is a graduate of the University of Guelph with a Master of Science degree in Professional Rural Planning and Development. He is the main planning contact (staff) for several municipalities in northern Ontario.

Desbarats to Echo Bay Planning Board



PLANSCAPE MEMBER	ROLE	EXPERIENCE
		Stefan is also an expert in Community Planning Permit Systems (formerly known as Development Permit) and fully understands how to navigate change management at both municipal and private property perspectives. He regularly prepares and provides evidence as a qualified expert planning witness at Ontario Land Tribunal Hearings (formerly OMB and LPAT), pre-hearings, and has successfully negotiated settlement agreements.
Debbie Vandenakker, MCIP, RPP, PMP Senior Planner	Primary Senior Planner and Advisor	Debbie is a Project Manager and land use planner with over 18 years of experience ensuring that the development, management, and execution of projects are undertaken efficiently and with the highest-quality outcomes. She manages most of our municipal services clients and has written and led the process of updating several Official Plans and supports municipal clients regularly with zoning by-law reviews, policy interpretation and updates. Debbie is a former municipal planner who understands the often competing interests and challenges for municipal staff who utilizes her Project Management experience to ensure that processes are transparent, consistent, efficient and fair. At Planscape, Debbie leads our project work, municipal services clients and enjoys delivering Planning 101 courses for municipalities and organizations.
Ryan Lloyd, BES, RPP Planner	Planner / Day to Day Lead	Ryan is the lead Planner for our planning services clients. Currently, he undertakes the daily planning functions for the Township of Armour, McKellar, and Powassan. He is responsible for assisting with resident inquiries, the review of planning applications and the preparation of public notices and drafting planning reports. Ryan will be the primary point of contact for the Planning Board and will continue his record of excellent client service through detailed planning, reporting and communication services.

PLANSCAPE MEMBER	ROLE	EXPERIENCE
Breanne Lywood, M.Sc., CPT Candidate Planning Technician	Planning Support	Breanne provides detailed support to all Planners in the firm. She leads the submission of applications and assists with large projects. Breanne will provide a supportive and review role for planning reports, notices and presentations.
Wanda Roloson Executive Assistant	Planning Support	Wanda has been an integral member of the Planscape team since 2003. Where needed, Wanda will provide support services.

For your information, our Corporate Profile and individual Curriculum Vitae for our Planscape Team are attached in **Appendix 1**.

Approach to Service Delivery

Planscape's approach to municipal land use planning is grounded in responsiveness, strong legislative compliance, and a thorough understanding of rural planning contexts. We understand that the Desbarats to Echo Bay Planning Board is seeking a Planner to work collaboratively with the Secretary-Treasurer on pre-consultation meetings, attending those warranted by the complexity of the application. We further understand that the role includes the review and processing of Consent applications, and the preparation of clear, well-supported reports to Council that assess policy conformity and provide concise recommendations on each application.

Planscape delivers planning services in accordance with the Planning Act, the Municipal Act, the Provincial Planning Statement (2024), and all relevant municipal policies and by-laws.



Desbarats to Echo Bay Planning Board



Our service delivery model is designed to meet the Planning Board's service standards, ensuring timely, professional, and transparent planning support while emphasizing responsiveness, clarity, and collaboration.

Planscape's team is structured to ensure continuity of service, scalability based on workload, and a depth of expertise across all areas of municipal planning. Our planners are experienced in working directly with individual property owners, small-scale developers, and community groups. Through this experience we've come to prioritize clear, plain-language communication and adopt a facilitative approach to pre-consultation and application review. We understand that this helps applicants better understand requirements and options while ensuring alignment with policy. This approach not only improves application quality and compliance but also fosters transparency in the planning process.

Targeted Application Review

Where requested, Planscape will provide a professional planning analysis on:

- Matters of policy conformity,
- Matters of land use compatibility,
- Analysis of lot configuration and access,
- Potential servicing constraints,
- Environmental or natural heritage considerations, and
- Recommendations for required studies or revisions to provided studies.

This analysis will be provided in formal pre-consultation notes, and where necessary / requested, in a professional planning report. We understand that the Secretary-Treasurer will refer applications with the following for targeted review:

- Uncertain policy conformity,
- Complex or unusual lot configurations,
- Proximity to environmentally sensitive areas,
- Potential land use conflicts,
- Servicing or access concerns, and
- A history of similar applications being problematic.



Desbarats to Echo Bay Planning Board





Detailed working parameters will be confirmed with the Planning Board following discussions regarding preferred work style, formats, communication preferences and deliverables timing to ensure that where support is requested, Planscape delivers exactly what the Planning Board needs.

Planscape is well-versed in supporting our municipal clients how and when they require it and we establish excellent working relationships that allow on-going issues-based support as well as more formal analysis work to be undertaken efficiently.

Bi-Annual Planning Updates and Monitoring

Planscape monitors the changing policy conditions of land use planning in Ontario. We routinely provide our municipal clients updates and offer "Planning 101" workshops to support our clients understanding of the often-changing policies of the province. To ensure the Planning Board is apprised of these changes, standard bi-annual planning updates will be provided with a commitment for ad hoc updates where significant changes need to be communicated more quickly than twice per year.

Planscape will also monitor and assess provincial funding opportunities relevant to the Planning Board. We will advise staff and Council of applicable programs and, where appropriate, assist in the preparation and submission of applications for funding.

Value- Added Training

We have delivered half day and full day trainings to our municipal clients, Councils, Federations of Agriculture and other organizations in customized in-person sessions that include a very robust workbook resource that supports the learning with links and references that enable our clients to feel confident accessing information in the future.

Desbarats to Echo Bay Planning Board



Issues-based training is available upon request. A budget can be developed for the training when exact needs are discussed. Training can be undertaken in coordination with other Planning Boards, partner municipalities or cooperative agencies to get the best value for the investment in these trainings.

OLT / Appeal Support

Should the Planning Board require representation before the Ontario Land Tribunal (OLT), Planscape's senior planning staff are qualified to provide expert testimony and professional evidence. We will prepare witness statements, coordinate with municipal legal counsel, and ensure that the Planning Board's planning decisions are well-supported and defensible. Our experience appearing before the OLT on behalf of both municipal and private clients ensures a strong understanding of hearing procedures, policy interpretation, and effective planning evidence.

Financial

The hybrid approach described in the RFP information offers the opportunity to provide professional planning analysis on a case-by-case basis to support Planning Board staff. This is an efficient and effective way to ensure your targeted reviews for more complex applications receive a professional planning opinion.

The table below offers fees by task and by the hour. We understand the realities of the cost of obtaining professional planning advice and have offered a suite of options to the Planning Board that can be customized to meet your needs and expectations.

The suggestion is that pre-consultation meetings be undertaken with a standard fee to increase transparency for applicants, with other services being undertaken at the discounted hourly rates noted in the table. As we are committed to ensuring your needs are met, the details of the financial agreement can be confirmed upon award.



Desbarats to Echo Bay Planning Board





SERVICE	TASK FEE
Pre-Consultation Meeting	\$350
Planning Report	\$750
Bi-Annual Planning Update Brief (noting funding opportunities)	\$500
Virtual Attendance at Meeting	\$250
In-Person Attendance at Meeting	\$1,200 (daily rate for travel and meeting plus \$0.60/km)
½ Day Planning 101 Training (in-person)	\$3,500 plus \$0.60/km and printing
Full Day Planning 101 Training (in-person)	\$5,500 plus \$0.60/km and printing
OLT Appeal / Support	Standard Hourly Rate (see rate table below)

We are flexible on how the financial relationship among the parties unfolds and would be happy to discuss this further with you, especially if this involves revisions to an existing Tariff of Fee By-laws where flat fees could be charged to the applicant and Planscape, where the Planning Board would share that fee based on every application (e.g. Planscape would not bill hourly). We can discuss this further.

The following rate table illustrates our reduced rate to provide planning advice supplementary to the report as well as our standard hourly rates in the event OLT support is required.

POSITION	HOURLY RATE
Reduced Planning Board Rates	
Senior Planner	\$190.00
Planner	\$150.00
Planning Technician	\$90.00
Administration	\$65.00
OLT Standard Rates	
Principal Planner	\$260.00
Senior Planner	\$210.00
Planner	\$170.00
Planning Technician	\$110.00
Administration	\$80.00



Invoicing

Invoices are typically provided on a monthly basis and customized for best use by the Planning Board. It is anticipated that wherever possible, the task fee will be utilized to keep costs as low as possible. Where more complex issues or applications arise, the hourly rates for that work have been provided. On-going communication if hourly fees are required will be undertaken.

Potential Conflict of Interest

It is our firm's standard practice not to represent new private clients in a municipality where we provide planning assistance. We do not have any active private clients, and therefore no conflict of interest, in the Desbarats to Echo Bay Planning Board area.

Desbarats to Echo Bay Planning Board





Insurance and W.S.I.B

Planscape carries General and Professional Liability Insurance (with the exception of Automobile Liability, as we do not have company owned vehicles). If required, based on discussions with the Planning Board, we will file letters and all necessary certificates from our insurance company(ies) upon award of the project. Each of our employees carry personal Automobile Liability insurance. Our Planners are also registered with OPPI, Certificates from OPPI for our planners will also be provided.

Planscape is registered with the Workplace Safety and Insurance Board (W.S.I.B) and our account is in good standing. A valid W.S.I.B Certificate will be provided following project award and before commencing work on the project.

Municipal Client References

Planscape has considerable experience in supporting municipal land use services, and our team has direct collaborative experience working in the municipal setting. A select list of relevant projects is provided below with contact information for references.

MUNICIPALITY	CONTACT INFORMATION
TMSA Planning Services 35 10 th Street E Earlton, ON P0J 1E0	Jennifer Pye Planner T: 705-563-2426 Email: planner@tembuild.com

Desbarats to Echo Bay Planning Board



MUNICIPALITY	CONTACT INFORMATION
Township of Armour Planning Services 56 Ontario Street Burk's Falls, ON P0A 1C0	Charlene Watt Clerk T: 705-382-3332 Email: clerk@armourtownship.ca
North Almaguin Planning Board Official Plan 250 Clark St, Powassan ON P0H 1Z0	Karin Brent Administrative Director T: (705) 724-6758 Email: Northalmaguinplanningboard2018@gmail.com

Contract with the Planning Board

Acting on behalf of northern municipalities is something we value at Planscape. We enjoy the ability to offer professional services that are tailored to what your staff and community need. We are very experienced at providing these services and the Senior Planners working with you all have municipal planning experience that we rely on to ensure that your interests are represented in planning opinions. Working with Planscape ensures you have a full-service, experienced and professional planning firm acting for you.

If selected, we would be pleased to enter into a contract with the Desbarats to Echo Bay Planning Board to finalize the scope of services and our fees. We would also be pleased to attend an interview with you to further discuss the details of our proposal.

Yours truly,



Stefan Szczerbak, M.Sc, MCIP, RPP
Principal



dated April 28, 2026

Desbarats to Echo Bay Planning Board



An aerial photograph of a calm lake surrounded by dense green forests. In the center, a long wooden dock extends into the water, with several smaller piers branching off. To the right of the dock, there is a small building with a white roof and a red and white striped awning. The water reflects the surrounding greenery and the sky. The text "Appendix 1: Corporate Profile & Curriculum Vitae" is overlaid in white serif font on the upper left portion of the image.

Appendix 1: Corporate Profile & Curriculum Vitae

PLANSCAPE INC.

104 Kimberley Ave.
Bracebridge ON
P1L 1Z8

Building Community Through Planning

Our Philosophy

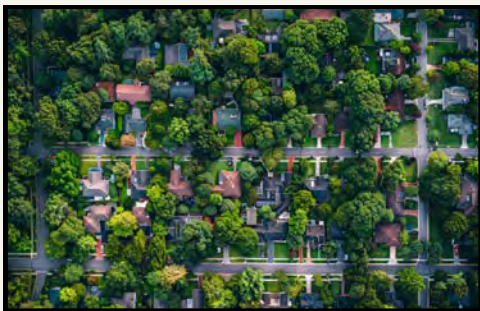
Planscape's philosophy is to deliver personalized, high-quality planning services that protect our clients' interests and uphold the highest standards of professional practice.

Who We Are

Planscape Inc. is an award-winning consulting firm specializing in community and land use planning for municipalities and organizations across Ontario. For over 30 years, we have supported local governments, provincial agencies, Indigenous communities, ratepayer groups, and private clients with practical, forward-thinking, and policy-aligned planning solutions.



Specialties



We specialize in municipal, rural, agricultural and recreational land use planning services:

Municipal Planning

- Official Plans & Zoning By-laws
- Planning Services
- Development Application Processing
- Community Planning Permit Systems (CPPS)
- Community Improvement Plans (CIP)

Agricultural Planning

- Agricultural Impact Assessments & Peer Review
- Land Evaluation & Area Review (LEAR) Studies
- Agricultural Policy

Technical & Project Support

- GIS Mapping & CAD Drawing
- Public Engagement & Facilitation
- Project Management
- OLT expert witness services

Recreational, Waterfront & Tourism Planning

- Waterfront Development & Shoreline Planning
- Resort & Tourism Planning
- Recreation Master Plans

SELECT EXPERIENCE

Official Plans

- Township of Larder Lake - 2026
- North Almaguin Planning Board - 2026
- Township of Ryerson - 2026
- Municipality of West Nipissing - 2026
- Township of East Garafraxa - 2026
- Township of Melancthon - 2026
- The Municipality of Powassan - 2025
- Township of McMurrich/Monteith - 2025
- Township of Coleman - 2025
- Municipality of West Nipissing - 2025
- Township of James - 2024
- Township of Algonquin Highlands - 2019
- Township of Archipelago - 2018
- Town of Niagara-on-the-Lake - 2017
- Prince Edward County - 2017
- Town of Gravenhurst - 2016
- Town of Lincoln - 2015
- City of Temiskaming Shores - 2015
- Municipality of East Ferris - 2015
- Town of Parry Sound - 2014
- Township of Brethour - 2010
- Township of Bradford West Gwillimbury - 2009
- City of Elliot Lake - 2008
- Township of Minden Hills - 2007
- Township of Huntsville - 2006
- Township of Bracebridge - 2005

CPPS & CPP By-laws

- County of Simcoe - 2026
- County of Frontenac - 2026
- City of Markham - 2023
- Town of Innisfil - 2016

Strategic Plans

- County of Grey - 2017
- Township of Melancthon - 2017

Master Plans

- Township of Ramara - 2025

Cultural Heritage Mapping / Strategy

- Town of Kapuskasing - 2013
- Township of Algonquin Highlands - 2013
- Town of Amherstburg - 2011

Zoning By-laws

- Township of Melancthon - 2026
- Township of East Garafraxa - 2026
- Township of Ryerson - 2025
- Municipality of West Nipissing - 2026
- Township of Algonquin Highlands - 2022
- Township of Parry Sound - 2017
- Township of McMurrich-Monteith - 2016
- City of Temiskaming Shores - 2015
- Municipality of West Nipissing - 2014
- Township of Brethour - 2011
- Township of Severn - 2010
- Town of Huntsville - 2008

Municipal Planning Services

- Township of Armour - 2026
- Temiskaming Municipal Services - 2026
- Township of McKellar - 2026
- Township of North Shore - 2026
- Township of West Nipissing - 2026
- Township of Perry - 2026
- Township of Archipelago - 2026
- Central Temiskaming Planning Board - 2025
- Township of James - 2024
- Township of Larder Lake - 2024
- Township of Algonquin Highlands - 2023
- Township of Ryerson - 2023
- Township of Severn - 2022
- Township of East Ferris - 2018
- City of Elliott Lake - 2014
- Township of Bradford West Gwillimbury - 2009
- Township of Springwater - 2008
- Township of Minden Hills - 2008

CIPs

- Norfolk County - 2015
- Town of Gravenhurst - 2013
- City of Elliott Lake - 2008

Economic Development Strategy

- Region of Halton - 2015

Community Lake Plans

- Cognashene Cottagers' Association - 2008
- Eagle Lake Conservation Association - 2007
- Kabshe Lake Ratepayers' Association and Housey Rapids Lake Residents - 2003

SELECT EXPERIENCE

Agricultural Experience

Agricultural Study / Strategy

- Region of Halton - Rural Agricultural Strategy - 2016
- Regional Agri-Food Strategies for the Greater Golden Horseshoe (OMAFA) - 2015
- Region of Halton - Rural Agricultural Strategy Background Report - 2015
- Region of Niagara - Agri-Food Strategy - 2015
- Region of Halton - Sustainable Halton Report - Agricultural Countryside Strategy - 2009
- City of Kawartha Lakes - Rural Economic Development Strategy - 2008
- City of Hamilton - Agricultural Profile 2008, an Update to the Economic Impact & Development Study
- City of Hamilton - Agricultural Action Plan, Economic Viability for the Long Term - 2007
- Region of Niagara - Growing the Industry: Farm Economic Viability for the Long Term - 2006
- City of Kawartha Lakes and the Greater Peterborough Area, Agricultural Economic Impact and Development Study - 2006
- Greater Toronto Area Agricultural Impact Study - 2003
- Region of Niagara - Regional Agricultural Economic Impact Study - 2003
- City of Hamilton - Agricultural Economic Impact & Development Study - 2003
- Northumberland County - Hastings County, Belleville, and Quinte West Economics of Agriculture Study - 2001
- Prince Edward County Economics of Agriculture Study - 2001

Agricultural Impact Assessments (AIA)

- Stouffville Glass / Biglieri Group - 2026
- Peterborough Federation of Agriculture - 2023
- Region of Peel - AIA and Aggregate - 2021
- Ontario Fruit & Vegetable Growers' Association - 2011
- Town of Markham - 2009
- Holland Marsh Growers' Association - 2009
- Region of Halton - 2007

Agricultural Action Plans

- Greater Toronto Area - Golden Horseshoe Agriculture & Agri-Food Strategy Food & Farming: An Action Plan - 2021
- County of Grey - Local Food Strategic Action Plan - 2017
- Region of Durham - Agriculture Strategy - 2016
- City of Kawartha Lakes - Agricultural Strategic Action Plan - 2010

Peer Reviews

- Haldimand County - 2025
- City of London - 2025
- Town of Whitby - Roster - 2025
- Region of Peel - 2024
- Norfolk County - 2024
- County of Wellington - 2022
- Private Client - 2022
- City of Vaughn - Roster - 2022
- City of Welland - 2019
- Region of Peel - 2019
- Private Client - 2018
- Township of King - 2012

Reports and Discussion Papers

- Ontario Farmers' Market - Economic Impact of Farmers' Markets in Ontario - 2011
- Region of Niagara - Review of Land Use Policy and Implementation Measures - 2009
- Ontario Grain and Oilseed Safety New Committee - Value Chain Study - 2009
- Conservation Halton - Agricultural Profile & Water Impact - 2009
- The Ontario Greenhouse Association - An Economic Impact Study - 2006/2009
- Agricultural Task Force - Securing a Legacy for Niagara's Agricultural Land - 2004
- The Ontario Greenhouse Alliance - Smart Growth Issues Paper - 2003

Land Evaluation Area Review (LEAR)

- Counties of Leeds and Grenville - 2024
- County of Wellington - 2023
- Region of York - 2019
- Cities of Vaughn and Markham - 2022
- Region of Halton - 2008

STEFAN SZCZERBAK

MCIP, RPP, M.SC

PRINCIPAL PLANNER

Planscape Inc.

705.645.1556 ext. 105
sszczerbak@planscape.ca

104 Kimberley Ave., Bracebridge
www.planscape.ca



PROFESSIONAL AFFILIATIONS

- Registered Professional Planner (RPP)
- Canadian Institute of Planners (MCIP)
- Ontario Professional Planners Institute (OPPI)

Stefan Szczerbak joined PLANSCAPE Inc. in 2016 as a Senior Planner, bringing with him 15 years of progressive municipal planning experience in both rural and urban settings and at the local and regional levels. He also has 4 years of experience leading community economic development in a tourism-based, recreational/rural environment. He recently (2020) became a Partner and is leading Planscape Inc. into the next chapter of the company. He is a graduate of the University of Guelph with a Master of Science degree in Professional Rural Planning and Development.

EDUCATION

- Master of Science** 2001
Rural Planning and Development.
University of Guelph
- Bachelor of Science** 1996
Natural Resource Management
University of Guelph

PROFESSIONAL EXPERIENCE

- Principal** 2023-Present
Planscape Inc.
- Partner** 2020-2023
Planscape Inc.
- Senior Planner** 2016-2019
Planscape Inc.
- Manager of Planning Services** 2012-2016
Township of Lake of Bays
- Manager of Planning Services** 2004-2012
District of Muskoka
- Planner** 2001-2004
Credit Valley Conservation Authority

SELECTED EXPERIENCE

Public Sector:

Mr. Szczerbak's experience in the municipal sector, both at the local and regional levels, has included progressive planner positions with the Township of Lake of Bays, the District of Muskoka and at the Credit Valley Conservation Authority (specifically for the Towns of Halton Hills, Orangeville, Mono and East Garafraxa). This involved the full range of municipal planning activities, from research and policy formulation to processing all types of development applications from Official Plan amendments and reviews, Community Planning Permits (formerly known as Development Permits) and minor variances to subdivisions for all aspects of development proposals, including major commercial and industrial developments.

Public Sector (cont.):

Since joining Planscape Inc., Mr. Szczerbak continues to be involved in the public sector delivering strategic and land use planning advice to a number of municipalities and is involved with the Official Plan and Comprehensive Zoning By-law Reviews for various Towns and Townships together with Partners/Senior Associates in the company. Stefan is also the contracted planner for several municipalities, including the Temiskaming Municipal Services Association, the Township of McKellar, Municipality of Powassan, Township of the North Shore, and the Township of Perry.

As the Manager of Planning Services for the Township of Lake of Bays and a member of the senior management team, he assumed full responsibility for supervising the Planning Department operations and coordinating and managing special corporate studies, including a successful 5-year review of the Township's Official Plan, Strategic Plan and the implementation of the first Development Permit By-law (Community Planning Permit) system in Ontario.

He has extensive experience representing municipalities in a variety of settings, liaising and facilitating communication with the general public, special interest groups and numerous provincial/federal representatives. He is also an educator and has led many presentations related to the use of Community Planning (Development) Permits.

Private Sector Planning:

Mr. Szczerbak has experience providing private sector clients with valuable planning expertise pertaining to local level zoning amendments, minor variances, site plans, site evaluation reports, consents and plans of subdivisions and Official Plan amendments for a variety of development proposals. Specifically, he has been involved in providing planning support and obtaining municipal approvals for many recreational and commercial properties throughout the region. He has experience with planning applications and related policies for surplus farm dwellings and agricultural impact assessments.



AREA OF EXPERTISE

- Public Engagement
- Project Management
- Policy Development

LIST OF MANAGED PROJECTS

Planning Services:

- Temiskaming Municipal Services Association (TMSA)
- Township of McKellar
- Municipality of Powassan
- Township of the North Shore
- Township of Perry

Zoning By-law:

- Town of Parry Sound 2021
- City of Temiskaming Shores 2019

Community Planning Permit System:

- City of Markham 2022

Official Plan:

- Municipality of Powassan Ongoing
- North Almaguin Planning Board Ongoing
- Township of Coleman Ongoing

DEBBIE VANDENAKKER

MCIP, RPP, PMP

SENIOR PLANNER

Planscape Inc.

705.645.1556 ext. 108

104 Kimberley Ave., Bracebridge

dvandenakker@planscape.ca

www.planscape.ca



PROFESSIONAL AFFILIATIONS

- Registered Professional Planner (RPP)
- Canadian Institute of Planners (MCIP)
- Ontario Professional Planners Institute (OPPI)
- Project Management Professional (PMP)

Debbie Vandenakker joined Planscape Inc. in 2022 with 18 years of professional experience in various land use planning and project management roles. Debbie is our primary project Planner and manages our multi-disciplinary projects for public clients. Effective engagement, facilitation and efficient project management are fundamental elements of delivering projects that exceed client expectations and within the provided budget and schedule.

EDUCATION

- **Project Management Professional Course** 2012
University of Toronto
- **Bachelor of Environmental Studies** 2001
Environmental Assessment Certificate
Business & Environmental Law Option
University of Waterloo

PROFESSIONAL EXPERIENCE

- **Senior Planner** 2022-Present
Planscape Inc.
- **Planner** 2019-2022
Township of Brock
- **Member Services Manager** 2017-2019
Brock Board of Trade
- **Watershed Planner** 2011-2014
Central Lake Ontario Conservation Authority
- **Project Manager** 2008-2011
McKenzie Trade Development Corporation
- **Constructive Engagement Coordinator / Facilitator** 2004-2008
Ogilvie, Ogilvie & Company
- **Environmental and Transportation Planner** 2003-2004 2007-2008
Totten Sims Hubicki and Associates (TSH)

SELECTED EXPERIENCE

Public Sector:

Ms. Vandenakker has spent the majority of her professional career serving public sector clients. From working through large transportation infrastructure projects, provincial budgeting exercises, Environmental Management Plans, Environmental Assessments and policy Planning, Debbie's work reflects a commitment to enhancing the public interest. Her public experience includes working with many provincial legislations and regulations, including the Oak Ridges Moraine Conservation Plan, the Planning Act, the Municipal Act and the various implementing regulations.

Public Sector (cont.):

Ms. Vandenakker has co-written four major Watershed Plans and several Official Plans, Community Planning Permit By-laws, Zoning By-laws and Agricultural policy studies, including Agricultural Impact Assessments (AIAs) and Land Evaluation Area Review (LEAR) studies. In addition to public project work, Debbie is the lead Planner for several municipalities, delivering their planning services programs.

Informing and educating residents, Councils and all interested parties is a focus of Ms. Vandenakker's work. Communicating complex ideas, solutions and legislative requirements to the public through verbal and visual means is a specialty that allows Debbie to deliver collaborative, consensus driven project solutions.

Private Sector:

Ms. Vandenakker provides private client development services for individuals and corporations needing land use planning approvals. This work is supported by her experience as a municipal Planner and project manager to support clients through the various levels of approvals and presentations to Councils and staff. Debbie has experience as an expert planning witness with the Ontario Land Tribunal.

 AREA OF EXPERTISE ● Project Management ● Public Consultation and Engagement ● Policy Development ● Multi-Disciplinary Team Management ● Policy Education ● Facilitation ● Relationship Development	LIST OF MANAGED PROJECTS Planning Services: ● Township of Armour ● Township of McKellar ● Municipality of West Nipissing ● TMSA Planning Services Support Official Plans and Zoning By-laws:<table><tr><td>● Municipality of West Nipissing</td><td>Ongoing</td></tr><tr><td>● Township of Ryerson</td><td>Ongoing</td></tr><tr><td>● Township of Larder Lake</td><td>Ongoing</td></tr><tr><td>● Township of Melancthon</td><td>Ongoing</td></tr><tr><td>● Township of East Garafraxa</td><td>Ongoing</td></tr></table> Community Planning Permit System:<table><tr><td>● County of Simcoe CPP By-law Template (for Housing)</td><td>Ongoing</td></tr><tr><td>● County of Frontenac CPP By-law Template (for Water Protection)</td><td>Ongoing</td></tr><tr><td>● City of Markham (investigation into streamlining through a CPPS)</td><td>2025</td></tr></table>	● Municipality of West Nipissing	Ongoing	● Township of Ryerson	Ongoing	● Township of Larder Lake	Ongoing	● Township of Melancthon	Ongoing	● Township of East Garafraxa	Ongoing	● County of Simcoe CPP By-law Template (for Housing)	Ongoing	● County of Frontenac CPP By-law Template (for Water Protection)	Ongoing	● City of Markham (investigation into streamlining through a CPPS)	2025
● Municipality of West Nipissing	Ongoing																
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● County of Simcoe CPP By-law Template (for Housing)	Ongoing																
● County of Frontenac CPP By-law Template (for Water Protection)	Ongoing																
● City of Markham (investigation into streamlining through a CPPS)	2025																

RYAN LLOYD

MCIP, RPP

PLANNER

Planscape Inc.

705.645.1556 ext. 102

rlloyd@planscape.ca

104 Kimberley Ave., Bracebridge

www.planscape.ca



PROFESSIONAL AFFILIATIONS

- Registered Professional Planner (RPP)
- Canadian Institute of Planners (MCIP)
- Ontario Professional Planners Institute (OPPI)
- Ontario College of Teachers (OCT)

Ryan Lloyd is a professional planner with a diverse background in education, entrepreneurship, and municipal planning. Since joining Planscape in 2023, Mr. Lloyd has supported both private and public sector clients across Ontario, offering planning services including policy reviews, development applications, and zoning analyses. His prior experience in property management and education informs his strengths in project coordination, budgeting, and client service.

EDUCATION

- **Bachelor of Education** 2006
Concentration: Junior/Intermediate Geography
University of Windsor
- **Bachelor of Environmental Studies** 2004
Honours Urban and Regional Planning
University of Waterloo

PROFESSIONAL EXPERIENCE

- **Planner** 2023 - Present
Planscape Inc.
- **Project Manager, Owner** 2008 - 2023
Property Management
- **Teacher** 2006 - 2013
Durham District School Board

SELECTED EXPERIENCE

Public Sector:

Mr. Lloyd is engaged in providing planning services and inquiries with affiliated municipalities. Services provided include policy and planning reviews as well as assistance with planning applications including minor variances, zoning and official plan amendments.

Current municipal clients include: the Municipality of Powassan, the Township of Armour, the Township of McKellar and the Temiskaming Municipal Services Association that represents 21 northern Ontario municipalities.

Private Sector:

Mr. Lloyd provides planning services to private sector clients for a range of development applications, including zoning amendments, minor variances, site plans, consents, and Official Plan amendments. Each project involves a zoning and policy review to ensure conformance and appropriate application of provisions. His strong project management skills and attention to detail result in thorough planning analyses and well-supported development recommendations.

Community Involvement:

The strengths Mr. Lloyd brings to Planscape Inc. include his involvement in volunteering in community projects and community recreation. He is a past member of the Beaverton Curling Club where he was Manager for 9 years, implementing programs for kids and assisting with fundraising. He is an active Member of the Beaverton Lions Club, currently Chair of Special/Capitol Projects, where he is the liaison between multiple committee organizations. On behalf of the Lions he recently worked with the Township of Brock (3 years) to build a new pavilion and additional upgrades (2025), and was involved on the King Street Park Redevelopment (2024). The Lions are currently working with the Brock Foodbank to relocate and help replace their current facility.

 PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING AREA OF EXPERTISE ● Research ● Policy Development	LIST OF PROJECT INVOLVEMENT	
	Planning Services:	
	● Temiskaming Municipal Services Association (TMSA)	
	● Township of McKellar	
	● Municipality of Powassan	
	● Township of Armour	
	Concurrent Official Plan and Zoning By-law:	
	● Township of East Garafaxa	Ongoing
	● Township of Melancthon	Ongoing
	● Municipality of West Nipissing	Ongoing
	Official Plan:	
	● North Almaguin Planning Board	Ongoing
	Community Planning Permit System (CPPS):	
	● County of Simcoe	Ongoing
	● County of Frontenac	Ongoing
	Recreational Master Plan	
	● Township of Ramara	2025

BREANNE LYWOOD M.Sc., CPT, RPP Pre-Candidate

PLANNING TECHNICIAN Planscape Inc.

705.645.1556 ext. 100

blywood@planscape.ca

104 Kimberley Ave., Bracebridge

www.planscape.ca



PROFESSIONAL AFFILIATIONS

- Canadian Association of Certified Planning Technicians (CACPT)
- Pre-candidate Professional Planner (RPP pre-candidate)

Breanne Lywood joined Planscape in 2025, bringing with her over 4 years of experience in environmental research and conservation land management. Ms. Lywood has led and supported various land use initiatives across the Lake Simcoe Watershed, providing her with comprehensive experience in land management planning and collaboration with private landowners, municipal agencies, and conservation affiliations. Currently, Ms. Lywood is supporting public and private sector environmental planning services in Northern Ontario and the District Municipality of Muskoka.

Ms. Lywood holds a Bachelor of Science from the University of Guelph and a Master of Science from Lakehead University.

EDUCATION

- **Master of Science** **2023**
Concentration: Sustainable Land Use
Lakehead University
- **Bachelor of Science** **2020**
Honours: Animal Biology
University of Guelph

PROFESSIONAL EXPERIENCE

- **Land Use Planning Technician** **2025**
Planscape Inc.
- **Land Management Assistant** **2024-2025**
Lake Simcoe Region Conservation Authority
- **Animal Care Coordinator** **2023-2024**
Ontario SPCA & Humane Society
- **Graduate Researcher** **2021-2023**
Sustainable Land Use
Lakehead University

SELECTED EXPERIENCE

Public Sector:

Ms. Lywood has supported and led various land management projects throughout her time in environmental research and conservation land management. She is experienced in conducting background research for public use properties within Simcoe County, York Region, Durham Region, and Kawartha Lakes, as well as tailoring support documents for various municipal meetings, public engagement events, and Indigenous consultations.

Ms. Lywood continues to support land planning initiatives by providing support to Senior Planners at Planscape on various planning projects.

Ms. Lywood has experience managing research projects focused on sustainable land use in Simcoe County. She brings forward experience liaising with private landowners for data collection efforts and providing property data overviews for evidence-based management suggestions.

Specialties - Community Involvement:

The image shows the PLANScape logo at the top, which consists of a stylized green and black shape with a grid of white squares. Below the logo, the text "PLANScape" is written in a large, green, sans-serif font, with "BUILDING COMMUNITY THROUGH PLANNING" in a smaller, black, sans-serif font underneath. A horizontal line separates the logo and text from the "AREA OF EXPERTISE" section. The "AREA OF EXPERTISE" section is a light green banner with the text "AREA OF EXPERTISE" in a bold, black, sans-serif font. Below this banner, there is a list of three bullet points: "Research", "Policy Development", and "Project Co-ordination", each preceded by a green circular bullet point.

Community Planning Permit System:

- **County of Frontenac** Ongoing
Model CPPS to streamline development approvals and protect the aesthetic character of the shoreline and water quality.

- **Lake Simcoe Region Conservation Authority Trail Report** **2024**
- **Lake Simcoe Region Conservation Areas Strategy** **2024**

● Biglieri Agricultural Impact Assessment 2025

- **Township of Ryerson** Ongoing
- **Township of Larder Lake** Ongoing

JENNIFER THOMSON

B.A., CPT

PLANNING / GIS TECHNICIAN Planscape Inc.

705.645.1556 ext. 109
jthomson@planscape.ca

104 Kimberley Ave., Bracebridge
www.planscape.ca



PROFESSIONAL AFFILIATIONS

- Canadian Association of Certified Planning Technicians (CACPT)

Jennifer Thomson joined our Planscape Inc. team in 2001 to provide computer aided drafting and design (CAD and GIS), mapping expertise and research and analysis on planning projects. She is a graduate of the Urban & Regional Planning Technology Program (GIS and CAD) from Fanshawe College of Applied Arts and Technology. This program was aimed at providing technical and design skills for land development and resource management industries in both the rural and urban communities.

EDUCATION

- **Urban and Regional Planning Technology Diploma** 2001
Fanshawe College of Applied Arts & Technology
- **Bachelor of Arts** 1999
Geography
Laurentian University

PROFESSIONAL EXPERIENCE

- **Planning / GIS Technician** 2001-Present
Planscape Inc.
- **Planning Technician** 2000
Township of West Nissouri

SELECTED EXPERIENCE

Public Sector:

Mrs. Thomson has provided comprehensive mapping support for municipal Official Plan and Zoning By-law projects, along with conducting background research for a range of specialized studies, including agricultural and agri-food assessments, LEAR reviews, and research and mapping for Community Lake Plans and Community Improvement Plans. Her experience also extends to supporting various private and public sector planning applications.

She possesses expertise in interpreting and translating agricultural data, as well as compiling survey results and stakeholder analyses, including BR+E evaluations and SWOT analyses.

Mrs. Thomson is highly proficient in the use of AutoCAD, ESRI ArcGIS, Adobe Illustrator, and Adobe Photoshop, applying these tools to produce high quality technical drawings.

Private Sector:

Mrs. Thomson prepares planning materials for a wide range of applications, including Minor Variances, Severances, Development Concepts, Site Plans, Zoning By-law and Official Plan Amendments, serving all of Planscape's private-sector clients.

 AREA OF EXPERTISE ● Computer Aided Drafting (CAD) ● ArcGIS Pro ● Agricultural Statistical Analysis	LIST OF PROJECT INVOLVEMENT Concurrent Official Plan and Zoning By-law Mapping: ● Township of Ryerson Ongoing ● Township of Melancthon Ongoing ● Municipality of West Nipissing Ongoing ● Township of Larder Lake Ongoing ● Township of McMurrich/Monteith 2025 Official Plan Mapping: ● Municipality of Powassan Ongoing ● Township of Coleman Ongoing ● North Almaguin Planning Board Ongoing Agricultural Profiles ● Peterborough/Kawartha Lakes 2023
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Desbarats to Echo Bay Planning Board

Jared Brice, Secretary-Treasurer
27 Barr Road South RR#1
Desbarats, ON
P0R 1E0

Re: Request for Proposal – Consulting Services for Land Use Planner (RFP-2026-01)

To whom it may concern,

I am pleased to submit the enclosed proposal in response to the Desbarats to Echo Bay Planning Boards Request for Proposal for Pre-Consultation for Consent Applications Consulting Services. My submission includes the following:

- Overview of Experience, Knowledge and Qualifications;
- Reference Work;
- Proposed Approach and Work Plan.

I am a Registered Professional Planner (RPP) with over seven years of municipal planning experience across multiple Ontario communities, including Township of Clearview, Municipality of McDougall and Township of Oro-Medonte. My background is rooted in development review, and involves direct collaboration with applicants, agencies, and decision makers.

Through my experience in rural municipalities, Secretary Treasurer, and in working with the Parry Sound Area Planning Board, I bring a strong understanding of the pre-consultation and consent application process. I am confident in my ability to support the Board with efficient, consistent and practical planning review services.

I am excited at the prospect of working with the Desbarats to Echo Bay Planning Board to provide pre-consultation consulting services. I thank the Planning Board for the opportunity to submit this proposal for consideration. Should you require additional information please do not hesitate to contact me.

Yours very truly,

Danielle Waters, MSc., RPP, MCIP

EXPERIENCE, KNOWLEDGE AND QUALIFICATIONS

I completed an OPPI accredited Master of Science degree in Rural Planning and Development at the University of Guelph, graduating in February 2019. Through my studies I had the opportunity to explore a wide range of topics in planning and development, for rural and urban areas such as active transportation and affordable housing.

Currently, I work for the Township of Clearview as a Community Planner. In this position I process all types of development applications from consents to Official Plan Amendments. This includes review of the application, notice preparation, report writing, site visits and public meeting attendance. I have been the co-lead on the Stayner Secondary Plan for the last year, in working to expand the settlement area boundary. Additionally, this year I have taken on the role of Secretary Treasurer. This role encompasses circulation of notices, ensuring sign preparation, agenda and minute creation, and running of the Committee of Adjustment meetings.

At the Municipality of McDougall, I was the sole Planner on staff to process all planning applications. This role required me to take on every role within a planning department from inquiries, to creating and circulating notices, attending Council meetings, and report writing. The Municipality was a part of the Parry Sound Area Planning Board. In this position, myself as the Municipal Planner was responsible for writing a planning report that went to Council, as well as was used by the Planning Board. I worked in close proximity with Planning Board staff to review applications and complete reports.

This experience has provided me with a strong working knowledge of application requirements, common deficiencies, and appropriate study triggers, which is critical for effective pre-consultation review. I am a skilled and dedicated communicator with a commitment to working closely with applicants to develop designs and recommendations that meet policies and achieve a desired outcome.

Pre-Consultation & Front-Line Planning Expertise

A key strength I bring is extensive front-line planning experience:

- Translating complex planning policy into clear, practical guidance,
- Advising applicants on submission requirements and feasibility,
- Identifying potential issues early to reduce delays later in the process,
- This directly aligns with the Board's goal of improving efficiency and clarity at the pre-consultation stage.

Policy Interpretation & Legislative Knowledge

Through my municipal roles and academic background, I have developed strong expertise in:

- Interpreting the Planning Act,
- Applying the Provincial Policy Statement,
- Evaluating conformity with Official Plans and Zoning By-laws,
- I regularly assess applications for policy conformity and provide balanced, defensible planning opinions.

Project Management & Communication

I have consistently managed multiple applications simultaneously while meeting strict deadlines, including:

- Coordinating with agencies, ministries, and Indigenous communities,
- Preparing and presenting reports to Council and Committees,
- Providing clear written and verbal recommendations,
- Additionally, my IAP2 Certificate in Public Participation supports effective and professional stakeholder engagement.

LEAD CONSULTANT – DANIELLE WATERS (REGISTERED PROFESSIONAL PLANNER)

Full Address & Contact:

107 Wellington Street West, Unit 1, Barrie, Ontario, L4N 1L1
t: 705-790-4539
e: daniellewaters5@gmail.com

Professional Associations:

- Ontario Professional Planning Institute (OPPI)
- Canadian Institute of Planning (CIP)
- Ontario Association of Committee of Adjustment (OACA)
- IAP2 Canada's Certificate in Public Participation (P2)

EDUCATION

Master of Science 2019

Rural Planning and Development
University of Guelph, Guelph, Ontario

Bachelor of Arts 2017

Geography Major, International Development Minor, GIS Minor (BSc.)
University of Guelph, Guelph, Ontario

RELEVANT WORK EXPERIENCE

Community Planner Nov. 2024-Present

Township of Clearview

- Secretary Treasurer: Create and send notices, communicate with applicants, create agenda and minutes, run meetings.
- Minor Variances, Consents, Zoning By-law Amendments, Official Plan Amendments, Site Plan approval, Subdivision, Pre-Consultations, Phone and counter inquiries.
- Stayner Secondary Plan.

Planner June 2024-Nov. 2024

Municipality of McDougall

- Create and send notices, write consent reports for Parry Sound Area Planning Board.
- Minor Variances, Consents, Zoning By-law Amendments, Site Plan approval, Pre-Consultations, Phone and counter inquiries.
- Update Council on any policy changes.

Planner Aug 2018- Jan 2024

Township of Oro-Medonte

- Zoning Certificates, Minor Variances, Consents, Zoning By-law Amendments, Site Plan approval, Pre-Consultations, Phone and counter inquiries.

Teaching Assistant - Advanced Planning Practice 2018

University of Guelph

REFERENCE PROJECT #1 – CONSENT APPLICATION B46-2021 (SIM)

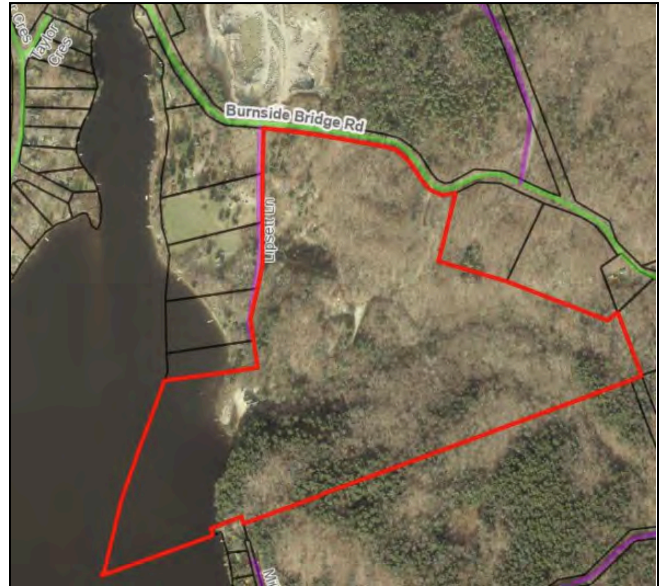
Project Date: November 20, 2024
Project Location: Municipality of McDougall, Ontario
Report Link: [B46-2021](#)
Council Link: [Council Meeting](#)

The subject application was a legacy consent that had been in progress for several years. There is an active quarry across the road.

This application was originally submitted in March 2021 and brought forward at the July 13, 2022 Council Meeting. At this time the application was deferred to allow the applicant time to address concerns regarding the potential noise of the adjacent quarry. The following studies have been submitted:

- Land use Compatibility/Mitigation Study RWDI (Applicant)
- Environmental Noise and Vibration Assessment SLR (Quarry)

With the addition of the data from the quarry's study, the applicant increased the depths of the proposed lots. Schedule 5 shows an overlay of the “worst case scenario” noise (50-dBA), the 300 m recommended separation (if a site-specific study had not been conducted), the original lot layouts and the revised lot layouts. The application as submitted proposes to create three (3) new residential lots and one retained lot located on Burnside Bridge Road.

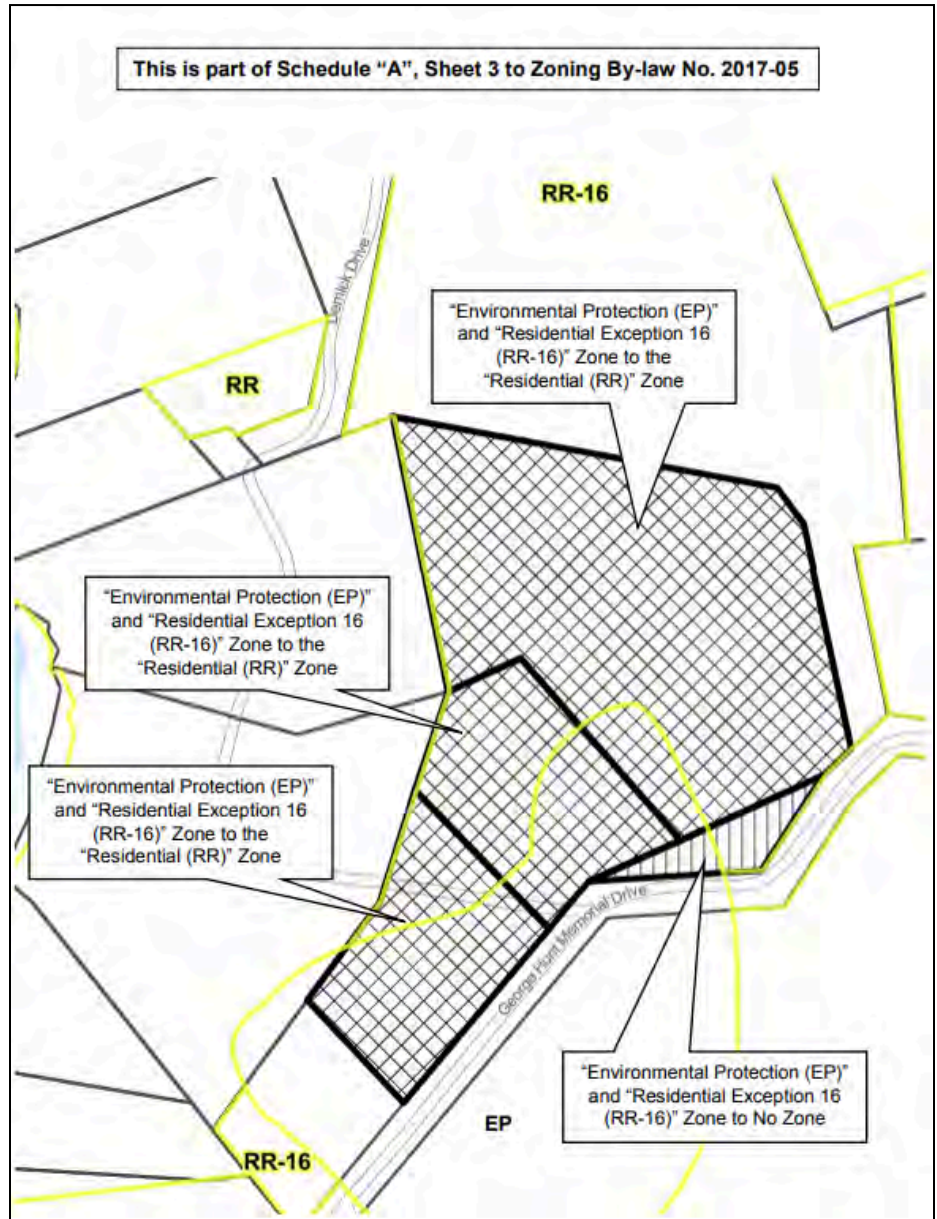


REFERENCE PROJECT #2 – MUNICIPALITY OF MCDUGALL - HOUSEKEEPING

Project Date: August 21, 2024
Project Location: Municipality of McDougall, Ontario
Report Link: [PL-2024-19](#)
Council Link: [Council Meeting](#)

February 1, 2017, the Municipality of McDougall adopted Comprehensive Zoning By-law 2017-05. Since adoption of the Zoning By-law, minor mapping errors have been brought to the attention of staff.

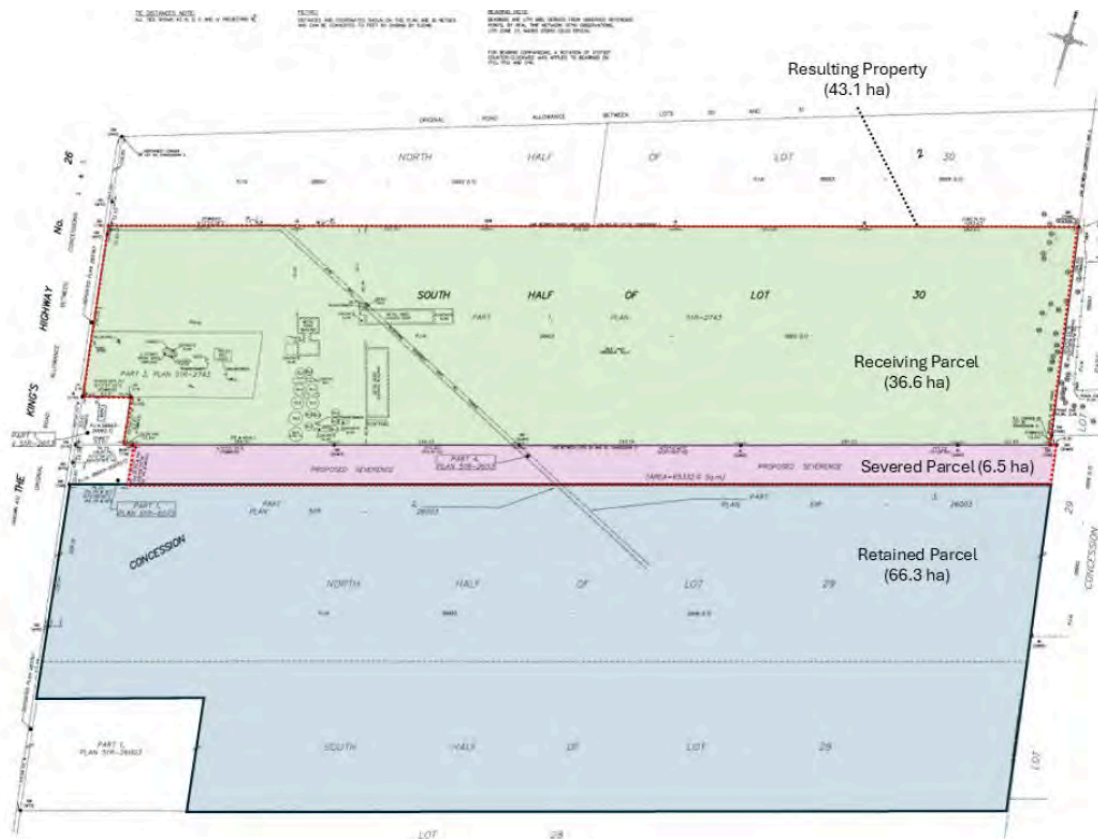
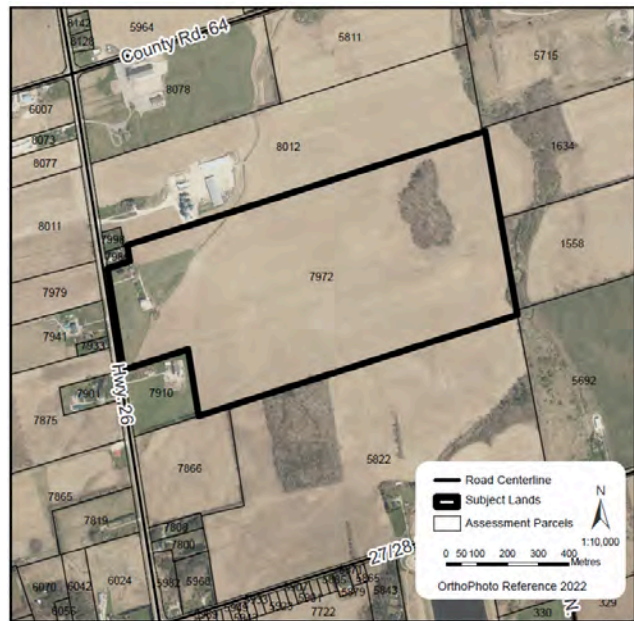
Map changes are being proposed where the zoning was not carried forward correctly from Comprehensive Zoning By-law 2004-50, By-laws were approved and the mapping wasn't changed accordingly, and to address discontinued uses. In certain situations, the adoption of the new Zoning By-law has created non-conforming situations. The map changes look to resolve the issues brought to the attention of staff since the adoption of the new Comprehensive Zoning By-Law. In total, there are 5 of these changes on 10 properties, being proposed in this housekeeping update.



REFERENCE PROJECT #3 – CONSENT FILE 25-B08

Project Date: August 13, 2025
Project Location: Township of Clearview, Ontario
Report Link: [Report](#)
Committee Link: [Agenda](#)

The purpose of the application is to sever one parcel of land from 7972 Highway 26 to be added to 8012 Highway 26. The benefitting lands contain a residence with a building cluster of agricultural structures in the centre of the property adjacent to the southern lot line. The lot addition will provide space for the agricultural silos to operate as well as expand the operation. The effect of the application is to provide space for the existing agricultural facility located on 8012 Highway 26 to operate with sufficient setbacks from the lot line.



PROPOSED APPROACH

Application Screening Support:

- Available on an as-needed basis to support the Secretary-Treasurer,
- Provide quick input on complex or unclear applications.

Pre-Consultation Review:

- Identify key planning issues and constraints,
- Recommend required studies and submission materials,
- Flag applications requiring more detailed review.

Planning Analysis:

- Review conformity with applicable planning frameworks,
- Provide clear, concise written recommendations,
- Identify risks, opportunities, and potential conditions.

Service Commitment

- Timely turnaround,
- Clear communication,
- Practical, solution-oriented advice.

AVAILABLE SERVICES

Fee Proposal

Hourly Rate: \$150/hour (opportunity for rate reduction based on scope and volume)

Value Added Services

In addition to core services, I can provide:

- Development of pre-consultation (or other application) checklists or templates,
- Recommendations to improve application completeness,
- Ongoing advisory support for process improvements,
- Insight into common municipal practices and efficiencies,
- Any additional development application review as required.

Project **Proposal**

RFP #2026-01



Desbarats to Echo Bay
Local Planning Board



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**Desbarats to Echo Bay
Planning Board**

JOHNSON TOWNSHIP



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Provision of Board Planning Consulting Services (RFP2026-01)

April 30, 2026

Council and Staff

Desbarats to Echo Bay Planning Board

**27 Barr Road South,
Desbarats, Ontario**

Dear Members of the Board and Staff,

On behalf of LandPro Planning Solutions, I am pleased to present our firm's interest in providing professional Board planning consulting services to the Desbarats to Echo Bay Planning Board (Board). LandPro is a trusted planning consultancy with experience serving both urban and rural communities across Ontario. We specialize in delivering sound, defensible planning advice tailored to the unique needs of each community.

We believe our team, comprising three (3) Registered Professional Planners (RPP) and one Certified Planning Technician (CPT) are both qualified and quite capable of providing the Board with high quality and responsive work on Minor Variances and any other applications where assistance would be helpful.

Together, our team has decades of experience in land use planning and specifically land development throughout Ontario, both Northern and Southern.

Our Services

LandPro offers a full range of planning services to support Board operations, including:

- Development Application Review and Recommendations
- Community and Stakeholder Engagement
- Ontario Land Tribunal (OLT) Representation
- Special Projects – Provision of project support that doesn't quite fit into a standard box, including:
 - Application checklist (value added extra),
 - A review of Development Applications towards updating
 - Analysis of the process to identify pain points

Our Approach

At LandPro, we recognize the Desbarats to Echo Bay Planning Board's unique context as a predominantly rural Planning Board. We are committed to balancing the preservation of farmland and natural heritage with responsible, sustainable growth. Our approach emphasizes:

- Collaboration with the Board, staff, and community members.
- Practical, defensible planning recommendations grounded in legislation.
- Clear communication and timely deliverables that support informed decision-making.

**Desbarats to Echo Bay
Planning Board**

JOHNSON TOWNSHIP



Our Team

We have three Registered Professional Planners on the project team, to ensure the Planning Board receives prompt and efficient professional service.

Next Steps

We would welcome the opportunity to meet with Council and staff to further discuss how LandPro can support the Planning Board in achieving its stated objectives.

Thank you for considering LandPro as a partner for this service. We look forward to the possibility of working together. You can reach me directly at 289-680-3644 or mike@landproplan.ca

Sincerely,

LANDPRO PLANNING SOLUTIONS INC.

Michael Sullivan, MCIP, RPP, PLE
Principal Planner

Attach

Cc Salvatore Marchese, RPP, MBA
Lorelie Spencer, RPP

LandPro Planning Solutions

Professional Planning Consulting Services

Proposal to Provide Board Planning Services

Desbarats to Echo Bay Planning Board

Prepared for:

The Desbarats to Echo Bay Planning Board

27 Barr Road South,

Desbarats, Ontario

Prepared by:

LandPro Planning Solutions Inc.

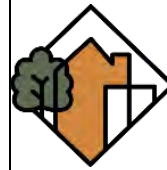
110 James Street, Suite 208

St. Catharines, ON L2R 7E8

Sault Ste. Marie & Owen Sound



JOHNSON TOWNSHIP



LANDPRO
PLANNING SOLUTIONS

Introduction and Project Understanding

Welcome to LandPro Planning Solutions Inc. (LandPro), a full-service planning firm based in Southern Ontario with associates in Sault Ste Marie and Owen Sound. We're proud to present our proposal for land use planning services for the Desbarats to Echo Bay Planning Board.

Our team specializes in providing land use planning services to public and private sector clients in rural areas and small-towns. We believe these areas are underrepresented in the land use planning world. This seems to be true in The Desbarats to Echo Bay Planning Board (Planning Board), where you are seeking a consultant to act as the Land Use Planner, to represent, administer, provide opinions and process development planning opinions, primarily involving Committee of Adjustment applications. The RFP asks for planning support for severances and variances of the Deputy Clerk. In addition, the position is to coordinate applications and seek comments from internal and external agencies.

The proponent for this matter will be LandPro Planning Solutions (LandPro), an Ontario corporation. Michael Sullivan is President and Founder of the company, which was established in 2016. Michael has worked in land use planning for over 30 years. Joining him is Salvatore Marchese, MBA, RPP, MCIP, and Lorelie Spencer, RPP, MCIP, as well as Mackenzie Trepanier, BA, Dipl, CPT. Together, we make a formidable team, able to address all of Planning Board needs from Pre-Consultation to representation at the Ontario Land Tribunal (OLT), as required.

Our team offers professional planners, land economists and technicians, who collectively navigate and negotiate our way to successful project resolutions across Ontario, with a particular interest in Northern Ontario. As a small firm, our strength is in adapting to changing situations, always focusing on workable solutions that result in good planning.

Our team's diverse experience equips us to navigate the complexities of the land planning process effectively and efficiently, ensuring that your projects are completed on time and within budget.

Most of our project work comes from referrals, which is not surprising given our focus on the integrity of our work. We take personal responsibility for the success of our projects, which means a quality and defensible product for our clients.

We believe that we can provide the Planning Board with superior, consistent services throughout the contract, and achieve the following goals and objectives.

The Project and Scope of Work

LandPro understands the complexity and variation of applications is not a static environment and can be unpredictable at times based on the files received. We are skilled at assessing the value of an application and are willing to work with the Planning Board to ensure efficient customer service through the provision of effective and efficient advice.

While the RFP requested Minor Variance coverage only, LandPro recognizes that a broader scope of work is likely to be occur. We have proposed a budget to include both Minor Variances and Severances (Consent). This approach is to provide the Board with additional flexibility, as well as contingency should the unexpected, happen.

In addition, since the Board does not currently have any qualified professional planners on staff, we offer a value added approach, where budget has been loosely identified for Special Projects. This budget is set aside to assist the Board with any number of projects, which have been identified below.

Of note is that much of our work will be completed remotely, using Teams or other software. Likewise, should the Board require in-person attendance at meetings or for site visits, one of our team members is in Sault Ste Marie, affording him timely and low cost access. If he is unavailable, or a more controversial file is encountered, we would seek pre-approval of travel expenses from the Board to attend.

In closing, we believe the LandPro team is very well qualified, uniquely focused on small and rural communities, and is both agile and adaptable to the unique challenged posed by these communities.

Project Goals and Objectives

01	02	03	04	05
SUPERIOR	EFFECTIVE	PROFICIENT	ACCURATE	PROFESSIONAL
Deliverables	Timelines	Management	Reporting	Representation

Team Members and Qualifications

Michael Sullivan. M.Pl., RPP, MCIP, OLE, Principal Planner has over 25 years of land planning experience. Having worked in senior positions in both the private and public sector he understands challenges and opportunities from both sides. Since 2017, Michael has run LandPro Planning Solutions, a local Niagara consulting firm. He is a member with both the Canadian Institute of Planners (CIP) and Ontario Professional Planners Institute (OPPI). Michael holds Bachelors and Master of Planning Degrees. In addition, he holds a Certificate in Board Management (AMCTO) and a Certificate in Negotiation and Leadership (Harvard University). Michael will be the project manager, and primary contact for the Planning Board. Michael's speciality is rural and small-town planning, so he understands the challenges that are unique to small Boards.

Lorelie Spencer MCIP, RPP, Senior Planner is a Land Use Planner, located in Owen Sound, with proven expertise in public sector development review, private sector land development, and representation at the Ontario Land Tribunal and Environmental Review Tribunal. Skilled in project management under tight deadlines and high-pressure conditions, with a strong track record of delivering well-executed, compliant, and impactful planning projects at the private and public sector levels throughout the province. Adept at public engagement, effective presentations, and stakeholder collaboration. Committed to excellence in planning outcomes that balance development needs with environmental and community priorities. Lorelie delivers results with professionalism, precision, and strategic insight. Proficient in

team building and collaboration with a managing role. Demonstrated success in balancing the will of Council and balancing the public need.

Salvatore Marchese, MBA, RPP, MCIP, Planner is a Land Use Planner, located in Sault Ste Marie, with proven expertise in development review and downtown revitalization. Salvatore recently achieved his full membership with OPPI and CIP. He carries a background in planning, economic development, and project management. Working for the nearby municipality of Sault Ste. Marie, he is familiar with the challenges and opportunities in Northern Ontario. He will be finalizing his Municipal Administrator Certificate (AMCTO) this May and is working through his Micro Credential in Indigenous Studies (FNTI). Additionally, he is preparing to begin his Lands Management Certificate from Algoma University to build out his understanding of First Nations and their views on the use of land. Salvatore is a large proponent of public engagement and strongly believes that the best results come from the participation of the local community.

Support Staff

- Mackenzie Trepanier, Planning Technician
- Administrator

Anticipated Budget

In discussion with Board staff, they have estimated 10 – 20 applications to review annually. Based on our fee structure, this should require a budget of **\$80,000.00 to \$100,000.00 + HST**. This is based on an anticipated average amount of time spent for each assignment. Two different methods of calculating the budget. We are open to discussing the budget approach with the Board at our first meeting.

Below is our cost breakdown per application to demonstrate this in **Table 1**.

Table 1 - Expected Cost Per Application/Year

Application	Per Application Fee	# of Application	Estimated Annual Totalations)
Minor Variance	\$ 4,000.00	10	\$ 40,000.00
Consent	\$ 5,000.00	10	\$ 50,000.00
	SUB-TOTAL	20	\$ 90,000.00
Special Projects	N/A	Unknown	\$ 10,000.00
	<i>ESTIMATED TOTAL</i>		<i>\$ 100,000.00 + HST + expenses</i>

The approach provided for in Table 1 represents an upset limit per application, regardless of when received. This approach is available to give the Planning Board some cost certainty based on applications received. If more than 10 of each sort are received, the cost will increase by the defined amount.

Our fee for each application includes the following tasks:

1. Research and desktop site review
2. Circulation of applications and collection of comments

Desbarats to Echo Bay Planning Board



3. Ensuring the Planning Act compliance is met with each application
4. Preparing draft and final staff reports
5. Attending the Planning Board meeting when the application is heard
6. Ensuring that the necessary conditions are approved by the Board

Alternatively, the Planning Board may wish to go with a monthly retainer. This is demonstrated in **Table 2**, below.

Table 2 - Monthly Retainer for ALL applications

Month	Retainer	# of Applications	Type of Applications	Cumulative Total Fees
Month 1	\$ 8,000.00	2	ANY	\$ 8,000.00
Month 2	\$ 8,000.00	2	ANY	\$ 16,000.00
Month 3	\$ 8,000.00	2	ANY	\$ 24,000.00
Month 4	\$ 8,000.00	2	ANY	\$ 32,000.00
Month 5	\$ 8,000.00	2	ANY	\$ 40,000.00
Month 6	\$ 8,000.00	2	ANY	\$ 48,000.00
Month 7	\$ 8,000.00	2	ANY	\$ 56,000.00
Month 8	\$ 8,000.00	2	ANY	\$ 64,000.00
Month 9	\$ 8,000.00	1	ANY	\$ 72,000.00
Month 10	\$ 8,000.00	1	ANY	\$ 80,000.00
Month 11	\$ 8,000.00	1	ANY	\$ 88,000.00
Month 12	\$ 8,000.00	1	ANY	\$ 96,000.00
ESTIMATED TOTAL		20 (estimated)	Consent/Minor Variance	\$ 96,000.00 + HST + expenses

The monthly retainer will be used to process applications regularly, with less need for the Planning Board to budget. Invoicing will be simplified with the same amount billed each month. Should the hours spent exceed the hours budgeted, LandPro will contact the Planning Board to address this overage.

Extras

There may be positions and time where the funds are under or over budget depending on the submission and type of applications. LandPro has provided estimates based on these costs by classifying the files as minor or major applications and provides an upset limit.

Prior approval to the work to be conducted can be discussed with Planning Board staff on an ongoing basis at the discretion of Staff and / or Council.

Special Studies

We understand from the RFP that the Planning Board may not have in-house expertise to understand nuances of the *Planning Act*. LandPro offers the following as ideas for special studies that may be of interest to the Planning Board.

- Complete Application screening checklist
- Planning Act training for Board members and/or staff

- Community engagement sessions (Open houses)
- Information packages for applicants

One/more of these would be included in the Special Studies budget provided with **Table 1** fees.

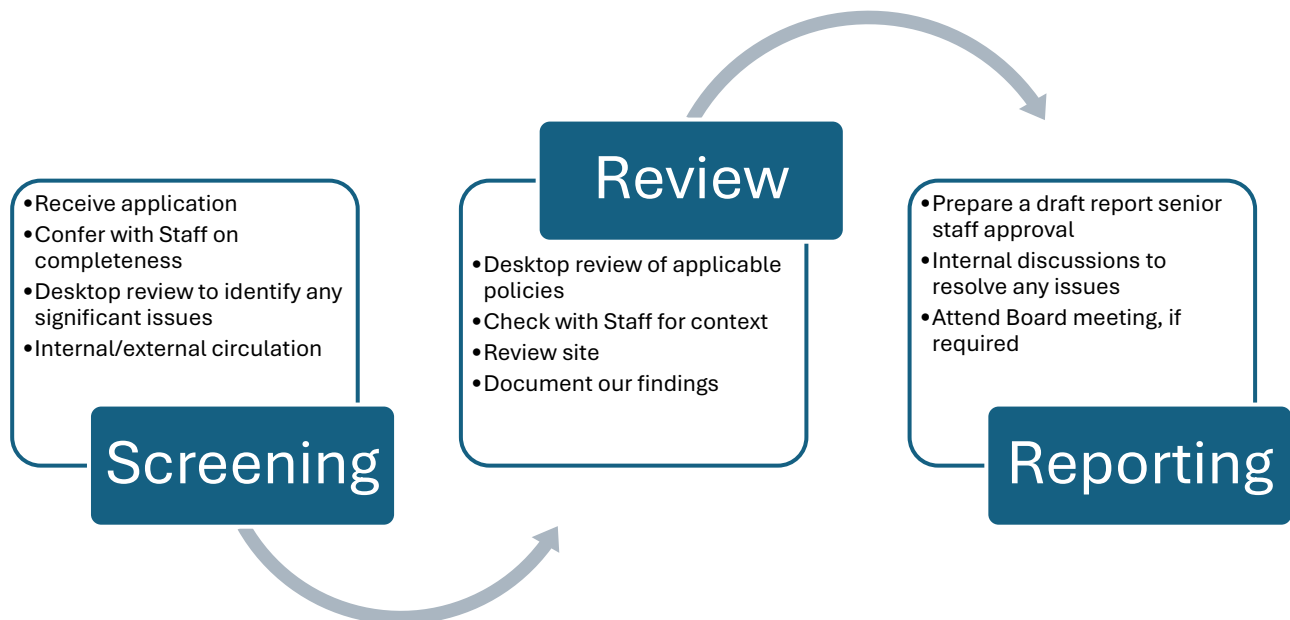
Cost Effective Servicing

LandPro staff will focus on remote servicing of the applications and coordination with staff. Allowances have been made for in-person meetings, including site visits, where required. All applicants will have the opportunity to pre-consult on files, on a pre-arranged basis. It is anticipated that these meetings will be virtual.

Should in person meetings be required, we will work with Planning Board staff on a fee that will be cost recovery.

Work Plan

Typically, we would address applications for the Planning Board on the basis demonstrated below:



We anticipate that the Deputy Clerk/Planning Coordinator will be internal support and assist with the review of applications for completeness as well as to direct the public to an email address established by the Planning Board for seamless review which LandPro would be able to check and respond to daily.

Project Initiation Meeting

LandPro project management will meet, in-person, with Planning Board staff at the start of this assignment, to ensure terms are of mutual benefit, the length of the contract is confirmed and the types of applications are as expected.

Phase 1: Application Screening

1.1 Application Receipt (Day 1): LandPro will receive the application and do a very quick review to ensure it is valid and applies to the lands noted. We will confer with the Deputy Clerk/Planning Coordinator on our initial thoughts.

1.2 Complete Application (2 weeks): We will work with the Planning Coordinator to determine if the application is indeed complete. We will provide our opinion to the Coordinator for communicating to the applicant.

1.3 Agency Circulation (30 days): We will work with the Planning Coordinator to determine the agencies/department to be circulated and inform the Planning Coordinator.

Phase 2: Application Review

2.1 Desktop Review: We will complete a desktop review of the application including site context, natural heritage features and applicable policy/zoning framework. This work will culminate with writing our preliminary opinion on the suitability of the application to be approved.

2.2 Context Check: LandPro will routinely check with the Planning Coordinator and other staff, as needed, to ensure a proper understanding of the application context, including road access, neighbouring properties and any natural hazards that may apply. We will document our findings

2.3 Document Findings: We will review all data gathered and document our findings, towards drafting a report.

Phase 3: Reporting

3.1 Draft Report: We will prepare a Draft Report on the application, recommending approval or refusal, based on our site findings and analysis of policy and regulations. This will be reviewed with Senior staff, as appropriate.

3.2 Internal Review: Once the reports are drafted, we will review any issues internally with Senior staff to decide on any additional conditions or comments that need to be addressed. Our draft report will be modified to include these comments, as appropriate. Our report will be finalized at this point and circulated, as required.

3.3 Board meeting: We will attend the Planning Board meeting, virtually, and present our report. Questions from the Board and public will be answered.

3.4 Notices: We will work with the Planning Coordinator to ensure all legal notices are technically correct and circulated to interested parties within the legal timelines provided.

Value Added Services

LandPro offers a value-added approach to the Board for their consideration.

- *Ontario Land Tribunal (OLT) Experience:*
 - o Collectively we've represented over 50 clients, public and private sector
 - o Our focus is on achieving Settlement to avoid the high cost of a Hearing
- *Northern Ontario experience:*



- One of our members lives and works in Northern Ontario. Our team lead has family in Northern Ontario and visits often
- *Application Review Checklist:*
 - Our Team will work with your Deputy Clerk/Planning Coordinator to create a Checklist to be used when reviewing applications for completeness
- *Rural/Small Town focus:*
 - Our collective experience is focused on rural and small-town needs, including rural planning, agricultural planning, recreational and tourism-related planning, environmental and hazard planning, subdivision and site planning, rural development without servicing, heritage and cultural landscape planning, and Board policy and by-law development.
- *Common sense approach:*
 - We will employ a commonsense approach to managing applications and dealing with applicants. This means listening to each applicant and finding practical solutions to the issues raised. Collectively, our style is to listen, understand, then respond using a commonsense approach.

Conflicts of Interest

We have reviewed our project list and confirm we have no real or perceived conflict of interest that would prevent us from conducting work for the Planning Board. No one on the proposed project team has any real or perceived conflicts that would prevent them from carrying out the assigned work.

If successful with this contract, we shall avoid any conflict of interest in the performance of its contractual obligations. Should a situation arise where there is a real or perceived conflict of interest, we will advise the Planning Board without delay of the potential conflict of interest.

Limitations in Meeting the Contract Requirements

Based on the Scope of Work noted, we do not foresee any issues in meeting the contract requirements.

Should travel become an issue, LandPro will work with the Board to quantify costs and get pre-approval for budget to meet the Board's requirements.

As for personnel, LandPro has three (3) strategically located Registered Professional Planners (RPP's), each of whom can service this contract. Michael Sullivan, as Project Manager, is ultimately responsible for delivery to the Board. He makes a personal commitment to get the work completed, should the other team members be unavailable.



Workplace Safety Insurance Board (WSIB)

LandPro confirms that we maintain coverage on all staff with WSIB. This includes quarterly payment of the required premiums. We will provide a certificate of coverage to the Planning Board, on successful award of this contract.

Assumptions and Exclusions

The following assumptions informed our scope of work:

- Digital access will be provided to their servers, for storage of files and sharing of correspondence.
- The Planning Board will be responsible for advertising costs and coordination of any public engagement.
- If a site visit is required during the day on a controversial file, FaceTime or other virtual means will be used.
- Should physical presence be needed during the day, LandPro will have costs pre-approved by the Board.
- Meetings with Planning Board staff will be conducted virtually, unless pre-approved.

The scope of work for this project does not include the following:

- Additional public consultation sessions.
- Responses to major or additional public comments, except as outlined above.
- Appearances before the Ontario Land Tribunal to support a decision professionally supported by a Registered Professional Planner on our team.
- Anything not specifically outlined in the scope of work contained in this proposal.
- All site work and administrative services related to the changes in the Construction Lien Amendment Act that came into effect on October 1, 2019, concerning prompt payment and adjudication. 

Contact

Thank you for providing LandPro with the opportunity to provide a cost estimate related to professional planning services to your Planning Board. You can reach us for any questions or to move forward with our proposal at the following:

Phone 289-687-3730 (Michael Sullivan direct 289-680-3644)

Email info@landproplan.ca

289-687-3730

info@landproplan.ca

www.landproplan.ca

Changing your world is possible.
We do it all the time.

Appendices

Michael J Sullivan
Salvatore Marchese
Lorelie Spencer

Resume
Resume
Resume

Ontario Land Tribunal

Experience

Proposal for *Land Use Planning Services*

RFP 2026-01

DESBARATS TO ECHO BAY PLANNING BOARD
APRIL 30, 2026

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Introduction

Desbarats to Echo Bay Planning Board

Attn: Jared Brice, Secretary Treasurer
27 Barr Road South, RR1
Desbarats, Ontario
P0R 1E0
admin@tarbutt.ca

MORGAN Planning & Development (MP&D) appreciates the opportunity to provide Professional Land Use Planning Services to the Desbarats to Echo Bay Planning Board.

Morgan Planning & Development (MP&D) is a boutique land use consulting firm based out of Orillia, Ontario. Whether we are representing a municipality, a planning approval authority, a community organization, an independent property owner, or an experienced developer, we approach each project from a practical perspective with the best interests of the community and environment in mind. Our integrity, strong communication skills, knowledge of planning policy, and our understanding of the decision making process allows us to work collaboratively with staff, decision makers, members of the public and other consulting and public agencies.

Our firm has relatable experience throughout communities typified by rural, rural settlement areas and shoreline residential communities throughout the District of Muskoka, Parry Sound and the County of Simcoe. In particular, MP&D currently provides Land Use Planning services to the Parry Sound Area Planning Board as required. We believe that a partnership with the Desbarats to Echo Bay Planning Board will provide a positive impact on the planning services provided to the member Municipalities, and most importantly, the tax payers of those communities.

We appreciate this opportunity for consideration, and look forward to your positive response.

Respectfully Submitted,
MORGAN Planning & Development



Josh Morgan, RPP MCIP
Principal Planner & Owner
jmorgan@morganplanning.ca
(705) 327-1873



Victoria Lemieux, RPP MCIP
Associate
vlemieux@morganplanning.ca

Executive Summary

SERVICES OFFERED

Including but not limited to:

- Pre Consultations;
- Minor Variances;
- **Consents (severances, boundary adjustments, easements, right of ways etc.);**
- Zoning By-Law Amendments;
- Official Plan Amendments;
- **Plans of Subdivision and Condominiums;**
- Site Plan Control;
- Road & Shore Road Allowance Purchases;
- Deeming By-laws;
- Holding and Temporary Use By-laws;
- Representation an Ontario Land Tribunal;
- Representation to Council, Committee of Adjustment, Parry Sound Planning Board;
- Execution and Implementation of Municipal By-law and Policies;
- Assistance with the review and drafting of development agreements;
- Building Permit Review (Zoning Compliance); and,
- General Planning Policy support and consultation to Council, Municipal Staff and Public.

THE TEAM

Ten (10) Team Members, including:

- Five (5) Registered Professional Planners (RPP)
- One (1) Designer; and,
- One (1) Office Manager

APPLICABLE EXPERIENCE

- Shoreline Residential and Commercial (Marine) Development;
- Agricultural/ Rural Residential and Commercial (both privately serviced and municipally serviced);
- Urban Residential, Urban Commercial, Urban Industrial;
- Institutional (School Board) development;
- Environmental / Natural Heritage policy support (lake quality, shoreline enhancement, and natural feature protection);
- Expert testimony at the Ontario Land Tribunal;
- Experience as municipal planning staff and municipal planning consultants; and,
- Critical Analysis of Development Applications; Assistance with the review and drafting of development agreements.

Experience working within these communities...



...and beyond.

Notable Experience

Simcoe Muskoka Catholic District School Board

Planning Consultant 2024 - Present

- Provided ongoing Land Use Planning Consulting Services to SMCDSB, including but not limited to:
 - Primary contact with local municipalities and approval authorities regarding planning matters on behalf of SMCDSB;
 - Review of development proposals throughout jurisdiction and preparation of commenting letter;
 - Preparation and submission of *Planning Act* applications to facilitate the development of new school sites and expansions to existing school sites;
 - Preparation of report(s) to senior staff and Board of Trustees, as required. Provide ongoing expertise and advice to senior SMCDSB staff regarding planning legislation and emerging planning issues and educational sessions as required.

Parry Sound Area Planning Board

Planning Consultant 2023 - Present

- Provided ongoing Land Use Planning Consulting Services to Planning Board as required, including but not limited to:
 - Review of consent proposals & pre-consultations;
 - Provide Land Use Planning opinion associated with submitted applications in regards to conformity and compliance with applicable provincial legislation, Official Plans and Zoning By-laws.

Township of Georgian Bay

Planning Consultant 2022 - 2023

Previous Planning Staff (Planning Technical Assistant, Planner, Director of Planning)

- Provided ongoing consulting services as required for Planning, Building and Clerks departments throughout 2021-2023 as required;
- Previous positions held within the Planning Services Department, from 2017-2021;
- Positions included: Planning Technical Assistant, Planner, Manager of Planning & Director of Planning;
- Experience in working collaboratively with internal municipal departments as required (including: municipal budget, senior management representation, procedures and policy implementation and improvement);
- Experience in representation at Council, Committees and Community Group events on behalf of Township;
- Experience in providing professional planning service to ratepayers;

Notable Experience

Professional Planning Services

MORGAN Planning & Development has provided professional planning services to an array of clientele since 2010, inclusive of private land owners, cottage associations and public agencies. These services have included, but not limited to:

- Provincial, Regional and Local Planning Policy Review and Interpretation;
- Coordination and execution of Planning Act approvals throughout Ontario, including: Plans of Subdivision & Condominium; Official Plan Amendments; Zoning By-law Amendments; Minor Variances, Consents, Road Allowances, Deeming By-laws, Site Plan Control, Building Permits and much more.
- Extensive resources and knowledge regarding the municipal planning process and associated legislative requirements as per the *Planning Act*.

The Team *Overview*

The following primary MP&D team members will assist the Desbarats to Echo Bay Planning Board as required, with professional backgrounds provided on the following pages:

1

Joshua Morgan, Hons, B.A., RPP MCIP
Principal Planner & Owner

2

Victoria Lemieux, BURPI, RPP MCIP
Associate Planner

3

Lauren Arsenault, Hons. B.A., CPT
Planner

4

Alex Morison, CPT
Designer

AREAS OF SUPPORT

MP&D has fostered strong relationships throughout all aspects of the Land Use Planning & Development industry including civil engineers, hydrogeologists, geotechnical engineers, transportation engineers, environmental consultants, surveyors, and lawyers that specialize in municipal law.

We would be happy to introduce the Planning Board to our professional contacts if and as required.

JOSHUA MORGAN

Hons, B.A., RPP MCIP

Principal Planner & Owner

Professional Affiliations:

- Member of the Canadian Institute of Planners (MCIP)
- Registered Professional Planner (RPP)

Education:

- Bachelor of Arts Honours History *Carleton University*
- Bachelor of Arts Political Science *Dalhousie University*

Professional Experience:

2010 – Present MORGAN Planning & Development Inc.

Principal, Consulting Planner and Project Manager

- Provide planning expertise throughout the development approval processes for residential subdivisions; residential and industrial condominiums; retirement residences; residential, commercial, industrial and institutional site plans; zoning by-law amendments; official plan amendments; minor variances and consent applications.
- Prepare Land Use Planning Reports.
- Select and coordinate sub-consultants.
- Act as the liaison between developers, municipal officials, sub-consultants, conservation authorities, and the public.

2008 – 2010 RUDY & Associates Ltd.

Consulting Planner and Project Manager

- Preparation of development feasibility analyses.
- Preparation of Land Use Planning Reports.
- Provided planning expertise to clients for zoning by-law amendments, residential subdivisions, consent and minor variance applications.

2005 – 2008 Senate of Canada

Legislative Assistant and Policy Advisor

- Acted as a liaison between Committee Chairs, Deputy Chairs, and the Opposition Leadership in an effort to maintain effective relationships.
- Independently responsible for the management of Senate Committees on behalf of the Official Opposition.
- Provided politically informed policy advice to the Opposition Leadership regarding legislation before the House of Commons and the Senate.
- Wrote briefing notes, summarized committee testimony, edited speeches, and prepared the Senator for Question Period.

VICTORIA LEMIEUX

BURPI., RPP MCIP
Associate Planner

Professional Affiliations:

- Member of the Canadian Institute of Planners (MCIP)
- Registered Professional Planner (RPP)

Education:

- Bachelor of Urban & Regional Planning *Toronto Metropolitan University (Ryerson) 2012*
- GIS & Urban Planning Diploma *Fanshawe College 2010*

Recent Professional Experience:

2021 – Present MORGAN Planning & Development Inc.

Associate Planner

- Lead - Simcoe Muskoka Catholic District School Board and Parry Sound Area Planning Board.
- Undertake research on planning matters, zoning compliance and site specific development analysis and interpretation using multiple levels of planning policy and legislation.
- Preparation of research and reports for Zoning By-law Amendment, Plan of Subdivision, Site Plan, Consent and Minor Variance applications throughout the Province.
- Extensive review and comment on proposed Official Plan and Zoning By-law reviews during public consultation process in municipalities throughout the Province, on behalf of clients and their development interests.
- Attend and Present at open houses, public information sessions, Council and Committee meetings where required.

2018-2021 Township of Georgian Bay

Director of Planning

Manager of Planning

Planner

- Interpret applicable legislation and policies such as the Ontario Planning Act, District and Township Official Plans and Zoning By-laws in relation to development applications and future potential development throughout the Township.
- Preparation of reports to Municipal Council and Committee of Adjustment regarding applications for development for Official Plan and Zoning By-law Amendments, Plan of Subdivision and Condominium, Consents (land severance) and Minor Variances. Present reasoned recommendations to Council and Committee and members of the public.
- Assist with policy planning studies and special projects such as but not limited to: Official Plan Review, Zoning By-law Review (i.e housekeeping updates), and Secondary Plans as required. Participate and organize public consultation regarding such projects and proposed development such as open houses, public meetings and providing information to public and agency inquiries.

VICTORIA LEMIEUX

BURPI., RPP MCIP
Associate Planner

Professional Experience Continued:

- Reviews Site Plan and Building Permit applications for compliance with Zoning By-law, provide further planning consultation where necessary.
- Enforcement of Zoning By-law, Tree Cutting By-law and Site Alteration By-law by providing background information and acts as Planning expert for legal enforcement.
- Prepare and give evidence at Ontario Lands Tribunal (Previously Ontario Municipal Board), and other public forums, as an expert witness.

Professional Appointments:

City of Barrie Committee of Adjustment
January 2019 – November 2022

- Quasi-Judicial approval authority for minor variance and consent (land severance) applications within the City of Barrie.
- One of five members of the public with related professional experience in land development appointed by City Council.

LAUREN ARSENAULT

*Hons. B.A., CPT
Planner*

Professional Affiliations:

- Certified Planning Technician - Canadian Institute of Certified Planning Technicians (CPT)

Education:

- Bachelor Arts - Environmental Resources Studies *Trent University*
- GIS-Cartographic Specialist Diploma *Flemming College*

Recent Professional Experience:

2022 – Present MORGAN Planning & Development Inc.

Junior Planner

- Undertake research on planning matters, zoning compliance and site specific development analysis and interpretation using multiple levels of planning policy and legislation.
- Preparation of research and reports for Zoning By-law Amendment, Consent and Minor Variance applications throughout the Province.
- Provide research and background support to Senior Staff as required.

2019-2022 Township of Springwater

Planning Assistant

- Answer telephone, email and counter inquiries relating to development opportunities on specific properties by interpreting or directing individuals to the appropriate provisions in the Township's Official Plan and Zoning By-law.
- Process and file all planning applications, including minor variance, consent and zoning by-law applications.
- Draft planning agreements and correspond with applicants or agents regarding the planning application processes.
- Attend Open Houses and engage with ratepayers, stakeholders and agency representatives to encourage participation in the public processes for planning initiatives, including Township's Official Plan Review.

2017-2019 Township of Georgian Bay

Planning & Septic Technical Assistant

- Secretary Treasurer to the Township's Committee of Adjustment; management of legislative requirements and operation of Committee of Adjustment.
- Review and Prepare Compliance letters as requested regarding planning information on specific properties.
- Manage planning related inquiries from members of the public, staff and Council.

ALEX MORISON

CPT

Designer

Professional Affiliations:

- Certified Planning Technician - Canadian Institute of Certified Planning Technicians (CPT)

Education:

- GIS & Urban Planning - *Fanshawe College*

Professional Experience:

2015 – Present MORGAN Planning & Development

Designer

- Prepare concept plans, site plans, and draft plans for a variety of land uses,
- Prepare drawings to accompany development applications including OPA, ZBA, and various consent applications.
- Review plans to determine zoning compliance.
- Prepare County/Region wide mapping to identify population projections, land ownership, potential settlement area expansions, etc.
- Identify potential development constraints.
- Prepare presentation material for OLT hearings.
- Produce report figures and graphics for planning justification reports and public meetings.

2008-2015 MHBC Planning

Planning Technician

- Prepare concept plans, site plans, and draft plans for a variety of land uses.
- Prepare drawings to accompany development applications including OPA, ZBA, and various consent applications.
- Prepare ARA (Aggregate Resource Act) site plans and other mining plans.
- Review plans to determine zoning compliance.
- Prepare County/Region wide mapping to identify population projections, land ownership, potential settlement area expansions, etc.
- Identify potential development constraints.
- Prepare figures and diagrams for a municipal zoning by-law.
- Prepare presentation material for OMB and LPAT hearings.
- Produce report figures and graphics for planning justification reports and public meetings.

Objective, Deliverables & Conflicts



Objective & Strategy

Provide the Desbarats to Echo Bay Planning Board with professional land use planning services in accordance with the policies and provisions of the member municipalities' Official Plan and Zoning By-laws (and upcoming Joint Official Plan) where applicable. To facilitate a collaborative and positive environment that services existing Planning Board staff, Board Members and the general public on planning related matters.



Deliverables & Timelines

Organized and efficient project management to ensure legislative timelines are met as per the *Planning Act*. In addition, provide ongoing general communication and file management support to Planning Board staff and Municipal staff, where required.

Example of Response to Requests:

Acknowledgement within 24-48 hours.

Date for deliverable(s) scheduled within 72 hours where appropriate.



Company Conflicts

MORGAN Planning & Development does not currently represent any private land owner(s) or agencies within any member municipality of the Planning Board, and agrees to not retain any new clientele during the tenure of services that would create, or appear to create, any conflicts of interest.

MP&D declares that there was no Conflict of Interest in preparing this proposal, and that there is no foreseeable Conflict of Interest in performing the contractual obligations contemplated in the Request for Proposal.

If, for any reason an actual or perceived conflict arises, immediate notification in writing to the managing Planning Board staff member will be provided.

Proposed Fee Structure

Hourly Rates & Disbursements

The table below provides our standard hourly rates for positions anticipated to provide services to the Planning Board. Please note that these hourly rates are subject to applicable HST:

Position	Hourly Rate
Associate Planner	\$230
Planner	\$180
Designer	\$125

Travel & In Person Services

The above noted hourly rates does not apply to travel time. For tasks required in person, MORGAN Planning & Development applies the current 'reasonable allowance rate' as per the Government of Canada's Revenue Agency. For example, the current 2026 rate is \$0.73/kilometre, which is subject to change as per the CRA yearly update.

Invoices & Payment

MORGAN Planning & Development typically invoices for services rendered on a monthly basis, with a net 30 payment obligation. It is understood that modification to this payment schedule based on the Planning Board's procurement practices may apply. An example of an invoice has been attached to this proposal for review.

References List

References have been provided as part of this submission in **Appendix 2**, from the following:

1

Christine Hyde - Manager of Planning & Properties
Simcoe Muskoka Catholic District School Board
chyde@smcdsb.on.ca
705-722-3555 ext. 249

2

Patrick Christie - Secretary Treasurer
Parry Sound Area Planning Board
psapb@vianet.ca
705-746-5216

3

Katie Mandeville - Senior Planner
Township of Severn
kmandeville@severn.ca
705-325-2315 ext. 238

4

Jeremy Rand - Manager of Planning
Town of Parry Sound
jrand@townofparrysound.com
705-746-2101 ext. 223

WSIB & Insurance

WSIB

MORGAN Planning & Development is able to provide a clearance certificate from the Workplace Safety and Insurance Board upon successful award of the Request for Proposal.

Professional Liability Insurance

All employees, including Josh Morgan and Victoria Lemieux, that are Full Members of the Ontario Professional Planners Institute, are protected by Errors & Omissions (Professional Liability) through BMS Canada Risk Services Ltd. This coverage provides for \$5,000,000 of professional liability, with details of this coverage to be provided once successfully awarded RFP 2026-01.

Please note that all required official reports of Planning Opinion provided on behalf of the Planning Board will be reviewed and signed by a Registered Professional Planner, ensuring protection with the above noted insurance coverage.

General Liability Insurance

MORGAN Planning & Development shall provide confirmation of General Liability Insurance coverage, inclusive of the naming of the Municipality on such coverage upon the successful award of the Request for Proposal.

Thank you.

RFP 2026-01

DESBARATS TO ECHO BAY PLANNING BOARD
APRIL 30, 2026

MP&D appreciates the opportunity to work with the Desbarats to Echo Bay Planning Board, and are available for any questions or clarifications on this submission.



21 Matchedash Street S. Orillia, Ontario L3V 4W4
Phone: (705) 327-1873
jmorgan@morganplanning.ca
vlemieux@morganplanning.ca



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&
development*

23 Foxwood Road. Thornhill, ON L4J 9C4

Tel: 905.889.1564 | Fax: 905.889.6309

Website: mplaninc.com

MPLAN Inc. Proposal for the Provision of Municipal Land Use Planning Services to the Desbarats to Echo Bay Planning Board

Introduction

This proposal is in response to the Desbarats to Echo Bay Planning Board RFP for Municipal Land Use Planning Services (RFP# 2026-01) to assist with Consent Application processing and review. The Planning Services to be provided would include preparing recommendation reports and other duties as necessary to provide the Planning Board with planning advice. MPLAN Inc. is a boutique municipal land use planning firm based in Vaughan, Ontario with decades of land use planning experience in both public and private sector planning roles, and has prior experience with planning matters in norther Ontario. MPLAN Inc. has the experience and ability to assist the Town planning work as described in the RFP.

Employees of the Firm and Related Experience

MPLAN Inc. is staffed by three full-time employees: the Senior Principal Planner, Michael Manett; the Principal Planner, Joshua Chitiz; and the Planner, Tomas Vilde. Tasks are distributed amongst staff based on complexity with final review of deliverables by the Senior Principal. This ensures both cost efficiency in accordance with the task at hand, and quality control. Detailed CVs can be found in Appendix A to this proposal. References from past clients can be found in Appendix B. The firm has experience working in small towns and rural areas dealing with matters such as consents, settlement boundary expansion, agricultural related matters, conservation matters, expropriation, seasonal homes, and other matters. The firm has extensive experience with the Planning Act, Provincial Policy Statement, the Greenbelt Plan, and other provincial planning documents.

Michael Manett MCIP RPP is the founder of the firm, and his career spans more than fifty years in a variety of public and private sector roles across Canada. He has extensive

experience in large and small scale planning projects in the public sector, having prepared Official Plans and Zoning Bylaws, Urban Growth and Annexation Strategies, Expropriation Reports and various other Land Use Studies. As an independent land use planning consultant operating in Ontario since 1988, his work has included the preparation and submission of a wide variety of planning applications for all forms of residential, commercial, industrial and institutional uses requiring Minor Variances, Official Plan and Zoning By-law Amendments, Subdivisions and Consents. He has been retained by developers, individual landowners, residents' associations and numerous municipalities and has also been qualified as an Expert Witness in Land Use Planning and Urban Design at OMB/LPAT/OLT/TLAB and Court proceedings on over 500 occasions. He has previously worked in Northern Ontario, and in rural areas across the country.

Joshua Chitiz MCIP RPP received his Bachelor's Degree in Urban and Regional Planning from Ryerson University in 2009. Josh has a broad range of professional experience in urban and regional planning within Ontario for the private sector, public agencies, private citizens and citizen groups. The large variety of planning projects that he has carried out includes the preparation of Minor Variance, Official Plan and Zoning By-law Amendment applications, land use studies and analyses, preparation of planning positions and case material for Ontario Land Tribunal OLT/LPAT/OMB and TLAB and other hearings and tribunals. Josh has been recognized as an Expert Witness at the OLT/LPAT/OMB to provide evidence on land use planning matters.

Tomas Vilde is a Candidate Member of OPPI and has a Masters of Urban and Regional Planning from Toronto Metropolitan University. As part of his Master's Degree program, he received an internship with the City of Kingston where he was responsible for reviewing Pre-Consultation Applications received by the city, circulating Applications for comments, organizing pre-consultation meetings with applicants, and preparing pre-consultation reports. As a planner with MPLAN for two years, he has participated in a wide variety of planning applications on behalf of Applicants, including applications for Minor Variance,

Consent, OPA, ZBA and Draft Plan of Subdivision applications and has assisted in drafting materials for the OLT including expert witness statements.

Scope of Work and Work Plan

It is MPLAN's understanding that at this time the Planning Board has not set a term for any potential contract resulting from this RFP. The Planning Board is seeking to engage a planner for a longer, indefinite period of time that would be open to extension as needed. As a boutique firm, MPLAN is more responsive than larger firms and seeks to build strong relationships with a select number of clients. If chosen by the RFP process, MPLAN is well placed to provide professional planning services for the long term.

According to the RFP and subsequent correspondence with Planning Board Staff, the Board typically receives 10-20 consents a year, or approximately 1-2 a month. MPLAN can easily process this workflow and can take on additional work if needed. Because the Contract is general, an estimated Budget and Work Plan has been prepared on a "per Consent" basis. For details, please consult Appendix C of this proposal.

Upon being assigned a formal Application for Consent by the Planning Board, the Application will be handled by the firm with tasks carried out based on the complexity of the task. Josh and Tomas will be responsible for the day-to-day processing and managing of the review and report preparation for an application, with Michael providing final review and approval of all written planning reports prior to their submission to meet deadlines set by the Clerk's Department or the Secretary-Treasurer of the Planning Board.

Key Deliverable

MPlan Inc. will be able to begin work on a file immediately upon receiving the assignment from the Board and will ensure that staff are made available to handle all of the referred Consents and any additional planning needs that may be required. The turnaround time

will vary depending on the complexity of the file and will range from a few days to a couple of weeks after receiving all information.

Additional Deliverable: Planning Education and Response to Inquiries

In addition to the review of Consent Applications, the RFP states that, “The Planner [or planning firm] will also provide general planning advisory services to the Planning Board, its staff, and the public on an as-needed basis.”, and that the chosen planner or firm will assist Planning Board staff with education sessions for the Planning Board as necessary. MPLAN staff have prior experience with planning education and responding to inquiries from residents, politicians, and other parties in a municipal setting. Employees of the firm have experience working in a municipal setting and providing input to the public based on inquiries.

As an example, Michael Manett’s role as a senior planner for the Ministry of Municipal Affairs in Saskatchewan included providing planning advisory services to urban and rural municipalities and included writing a Zoning Handbook for use by municipal councillors and clerks.

As part of his internship with the City of Kingston, Tomas Vilde was also responsible for weekly “planner of the day” shifts wherein he would field questions from Kingston residents, and provide responses. In addition, as the year he interned with the City was an election year, Tomas prepared a training slideshow to be presented to the incoming council members as part of their orientation. The presentation explained different Planning Applications, and how Applications are processed, in addition to the general functioning of the City’s Planning Department.

All materials and responses to inquiries will be reviewed and approved by a Senior Planner prior to finalization. The firm is consistently monitoring the changing planning framework across all levels of government and will provide updates to the Planning Board with new

and important information, which may include policy updates, funding opportunities, or other important information that the Planning Board should be made aware of.

OLT Support (Additional Work)

As noted, MPLAN Inc. has extensive experience at the OLT and other tribunals having provided expert planning evidence on behalf of municipalities, government agencies, developers, resident groups, individual landowners and others. The firm has experience with a wide variety of case work including, but not limited to, municipal and site-specific official plan amendments, zoning by-law amendments, consent/minor variance hearings, expropriations, annexations, secondary plans, conservation matters, settlement boundaries, agricultural operations, commercial uses, infrastructure, institutional uses, and mediation and settlements. Having provided Expert Planning Evidence at over 500 hearings MPLAN Inc. will be able to handle any possible land use planning matter the Board may face at the OLT or Court. If a Decision regarding a Consent Application is appealed to the OLT, then a separate budget estimate can be provided on an as needed basis.

Possible Contract Terms

The contract will be set for an agreed upon time period as required by the Board. MPLAN Inc. can accommodate the Planning Board for any contract period length required.

The fee for the initial planning work will be determined by the amount of time expended at a rate of \$300.00 per hour for the Senior Principal Planner, \$200.00 per hour for the Principal Planner and \$100.00 for the Planner. The budget provided in Appendix C is an estimate, and may be modified depending on the complexity of a given Consent Application. Fees may increase annually with notice.

Disbursements will include, but are not limited to, travel expenses at \$0.65 per km,

printing, copying fees and the cost for reports, maps, site and aerial photography and similar information required for our work. MPLAN Inc. is authorized to incur disbursements for the project as deemed necessary.

A retainer in the amount of \$5,000.00 is required at the commencement of this engagement. This amount will be applied as a credit to our firm's final invoice upon completion of the project.

Invoices will be issued for time and expenses on a monthly basis with a final invoice following the completion of the project, at which time, as noted above, the retainer amount will be credited. Invoices are due and shall be paid promptly upon receipt. Unpaid accounts will accrue interest at a rate of 1% per month. Communications may be via email which carries a risk that such communications may be intercepted or that confidentiality may be breached.

Conclusion

MPLAN Inc. can provide the Desbarats to Echo Bay Planning Board with quality planning expertise at a cost-effective price. The structure of the firm permits simpler matters to be handled by a Junior Planner to manage costs, with review and guidance from a Senior Planner. All final reports are to be vetted by the senior principal, an RPP with more than 50 years of industry experience. As a boutique firm MPLAN can offer a high level of customer service that is tailored to the needs of the Planning Board. The firm is highly responsive and will coordinate closely with the Planning Board in order to ensure that all Planning Applications are processed in a timely manner, and to assist with other matters as necessary. We look forward to hearing back from the Planning Board, and would like to thank you for your consideration.

Respectfully Submitted By:

MPLAN Inc.

A handwritten signature in blue ink that reads "Michael S. Manett". The signature is fluid and cursive, with a long horizontal line extending from the end.

Per: Michael S. Manett, MCIP RPP

APPENDIX A:

CURRICULUM VITAE



CURRICULUM VITAE OF MICHAEL S. MANETT - B.E.S., M.C.I.P, O.P.P.I., RPP.

January 2026

PRINCIPAL:	MPLAN INC. June 2014 to Present
EDUCATION:	Bachelor of Environmental Studies, (Urban Geography and Planning) University of Waterloo, 1974
PROFESSIONAL	Member, Canadian Institute of Planners (MCIP), Ontario Professional Planners Institute (OPPI), Registered Professional Planner (RPP)
AFFILIATIONS:	Past President, Richmond Hill Chamber of Commerce (2003/2004) and Member of Richmond Hill Board of Trade Past Presidents and Chairs Committee Past Chair of the Board (2011/2012) and Member, City of Vaughan Chamber of Commerce Member Urban Land Institute Member Reena Board of Directors, Batay Reena Board of Directors, Chair of 155165 Elm Ridge (Frankfort Family Residence) Subcommittee (Supportive Housing Development) Friends of the Greenbelt Foundation (Supporter and Aerial Photographer)
PREVIOUS WORK HISTORY	1988-May 2014 Principal - Michael S. Manett Planning Services Ltd. 1985-1988 Senior Planner - Walker, Wright, Young Associates Limited, Toronto 1984-1985 Private Consultant - (by contract) City of Scarborough, City of Etobicoke, Ontario Land Corporation 1979-1984 Senior Planner - City of Edmonton 1977-1979 Principal Planner - Ministry of Municipal Affairs, Saskatchewan 1974-1977 Planner - Ministry of Municipal Affairs, Nova Scotia
EXPERIENCE	Mr. Manett has a broad range of professional experience in urban and regional planning having worked in Ontario, Alberta, Saskatchewan and Nova Scotia for the private sector, public agencies, private citizens and citizen groups. A large variety of planning projects carried out has included the preparation of Official Plans and Zoning By-laws, land use and management studies, environmental analyses, urban growth strategies, urban design studies, highest and best use expropriation reports, development applications and proposals, preparation of planning positions and case material and appearing as an expert witness qualified in Land use Planning and Urban Design for the Ontario Land Tribunal/Local Planning Appeal Tribunal/Ontario Municipal Board (OLT/LPAT/OMB), Toronto Local Appeal Body (TLAB), Provincial Court and other hearings and tribunals, supported by the preparation of photographic surveys and exhibits and various maps for presentation.

Mr. Manett is also an award-winning freelance photographer specializing in planning and environmental related subjects including site and aerial photography and his work has appeared on the covers and in numerous publications and in a number of art galleries.

A representative outline of the types of consulting experience and professional responsibilities is provided by the following:

Preparation of site analyses, feasibility studies and planning applications for various properties in The City of Toronto, The Region of York, Richmond Hill, Markham, Scarborough, East York, North York, Mississauga, Vaughan, Etobicoke, East Gwillimbury, Twp. of Ramara, Guelph, Pickering, Whitby, Ajax, Adjala-Tosorontio, London, Erin, Clarington (Newcastle), Innisfil, Brampton, Halton Hills, Whitchurch-Stouffville, Georgina, Ottawa, Hamilton, Barrie, Orillia, Oakville, Milton, Caledon, Aurora, Burlington, Angus, Kitchener, Stoney Creek, Uxbridge, Oshawa, Port Perry, Stratford, Bowmanville, Township of Hamilton, Township of SmithEnnismore (Peterborough), Wasaga Beach, Town of Blue Mountains, Township of Rideau Lakes, Township of Minden Hills, Newmarket, Fort Erie, St. Catharines, Welland, Port Colborne, Sudbury, Twp. of Springwater, Saint John New Brunswick and other municipalities;

Preparation of Planning Justification Reports, Urban Design Briefs and Development Summaries;

Preparation of Planning Studies and Official Plan Amendments for municipalities;

Agent and Project Planner for mixed-use developments, retail plaza, industrial and office developments for private development companies, institutional projects for non-profit groups, religious institutions (churches, synagogues and mosques) and residential care facilities and for residential subdivision and condominium projects for private landowners and development companies; projects have been in urban, suburban and rural areas;

Design and preparation of Subdivision Plans for greenfield and redevelopment sites;

Agent and Project Planner for custom home builders, townhouse and high-rise condominium and mixed-use projects, seniors housing, group homes, housing for persons with developmental disabilities;

Preparation of Official Plan Amendment, Secondary Plans, Zoning By-law Amendments, Committee of Adjustment, Site Plan and Subdivision applications for various types of developments on behalf of landowners and private developers;

Preparation and documentation of evidence and support material and appearance as an Expert Planning Witness for over 500 appeals before the Ontario Land Tribunal (OLT) formerly LPAT/OMB, the Toronto Local Appeal Body (TLAB) and various Court proceedings;

Aerial photo reconnaissance and analysis of site specific and large land holdings and transportation corridors;

Preparation and documentation of support material for major expropriation hearings including Highest and Best Use Reports for private land owners/developers, the Region of York and lower tier municipalities;

Preparation of Expert Reports on Matters of Arbitration under the Arbitration Act;

Assisted ratepayers and property owner's groups in opposing and/or negotiations and settlements related to developments threatening to their neighbourhoods;

Assisted ratepayers and developers with mediation;

Investigated Modular Tiny Homes (Habitat 28) options for Accessible Units for Development Disability residents.

CURRENT AND PAST MAJOR PROJECTS

Planner for land owners seeking municipal urban expansion areas for rural/urban change;

Planner for land owner group including 500 acres involving preparation of a Draft Secondary Plan for urban expansion;

Agent/planner for mid-size grocery chain for all redevelopment, new development and planning advice throughout Southern Ontario

Preparation of the Elgin-Leslie Secondary Plan for the Town of Richmond Hill;

Preparation of the Yonge - Weldrick Area Land Use Study and Secondary Plan for the Town of Richmond Hill and Phase 1 Report - North Downtown Area Planning Study

Preparation of the Elgin West/Yonge Street Land Use Study for the Town of Richmond Hill;

Preparation of the Rouge River Watershed Urban Drainage Plan, Planning Study Component for the Metropolitan Toronto and Region Conservation Authority;

Senior Project Planner for a major redevelopment plan for CNR lands in Moncton, New Brunswick for CN Real Estate;

Preparation of aerial photo reconnaissance and analysis of Ontario Land Corporation holdings in Markham and Northeast Scarborough (airport lands);

Preparation of aerial photography of alternative routes for Ontario Ministry of Transportation for the expansion of Trans-Canada Highway west of Thunder Bay;

Preparation of the Southeast Markham Land Use Study (Cornell) for the Ontario Land Corporation;

Preparation of the Northeast Scarborough Land Use Study and Secondary Plan;

Preparation of a Photographic Survey of the City of Etobicoke for use in economic development promotion;

Carrying out of a church survey in the City of Etobicoke to assist in the preparation of new policies and regulations for church development for the City of Etobicoke;

Senior Planner and Project Manager for the City of Edmonton Urban Growth Strategy for annexed lands (83,000 acres);

Preparation of Planning Component for Township of Pittsburgh Environmentally Sensitive Areas Study for Cataraqui Region Conservation Authority;

Preparation of an Agricultural Land Management Strategy for the City of Edmonton's rural lands;

Prepared a formal review of the City of Edmonton Official Plan for the City of Edmonton;

Acted as media contact and chief advisor to the Mayor of Edmonton on annexation and planning matters for the City of Edmonton;

Chief planning witness at a powerline corridor environmental hearing for the City of Edmonton;

Responsible for input and review of the Edmonton Metropolitan Regional Plan, representing the City of Edmonton on the Edmonton Regional Planning Commission;

Preparation of a Zoning Handbook for Planners and Municipal Officials in Saskatchewan for the Saskatchewan Department of Municipal Affairs;

Preparation of a review of the City of Regina Official Plan for the Saskatchewan Department of Municipal Affairs;

Preparation of the City of Regina Airport Zoning for the Saskatchewan Department of Municipal Affairs;

Preparation of a Report on Hutterites and Land Use for the Deputy Minister of Municipal Affairs and appeared as the chief planning witness at a Provincial Court Trial on Hutterites in Saskatchewan;

Preparation of planning studies and zoning by-laws for numerous cities, towns, villages and rural municipalities in Saskatchewan for the Department of Municipal Affairs;

Preparation of sections of the Annapolis Valley Regional Plan for Nova Scotia Municipal Affairs;

Preparation of the Uniacke District and Town of Berwick Municipal Plans and Zoning Bylaws and Land Use Studies for various Towns for Nova Scotia Municipal Affairs



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23 Foxwood Road. Thornhill, ON L4J 9C4

Tel: 905.889.1564 | Fax: 905.889.6309

Website: mplaninc.com

CURRICULUM VITAE OF JOSHUA CHITIZ B.U.R.PL., MCIP, MOPPI, RPP

February 2026

PRINCIPAL: MPLAN INC. January 2024 to present

EDUCATION: Bachelor of Urban and Regional Planning,
Ryerson University, 2009

PROFESSIONAL AFFILIATIONS: Member, Canadian Institute of Planners, (MCIP, OPPI, RPP)

PREVIOUS WORK HISTORY:

June 2014 – December 2023	Planner – MPLAN Inc.
2012-May 2014	Planner - Michael S. Manett Planning Services Ltd.
2011-2012	Planner – C2 Urban Planning
Jan.-Apr. 2009	Co-Op Student - Building Industry and Land Development Association of the Greater Toronto Area

EXPERIENCE: Joshua Chitiz received his Bachelor's Degree in Urban and Regional Planning from Ryerson University in 2009 and is Member of the Canadian Institute of Planners/Ontario Professional Planners Institute. Mr. Chitiz has a broad range of professional experience in urban and regional planning within in Ontario for the private sector, public agencies, private citizens and citizen groups. A large variety of planning projects carried out has included the preparation of Official Plan and Zoning By-law Amendments, land use studies and analyses, development applications and proposals, preparation of planning positions and case material for Ontario Land Tribunal (OLT)/LPAT/OMB and TLAB and other hearings and tribunals. Mr. Chitiz has been recognized as an **Expert Witness** at the OLT/LPAT/OMB to provide evidence on land use planning matters.

A representative outline of the types of consulting experience and professional responsibilities is provided by the following:

- ◆ Preparation of site analyses, feasibility studies and planning applications for various Preparation of site analyses, feasibility studies and planning applications for various properties in Toronto, Richmond Hill, Markham, East York, Scarborough, North York, Mississauga, Vaughan, Etobicoke, Brampton, East Gwillimbury, Guelph, Pickering, Whitby, Caledon, Ajax, Aurora, Newmarket, Barrie, Uxbridge, Burlington, Innisfil, Whitchurch-Stouffville, Township of Ramara, Port Perry, and other municipalities in the Greater Toronto Area.

- ◆ Agent and Planner for retail plaza, industrial and office developments for private development companies, institutional projects for non-profit groups and for residential subdivision and condominium projects for private landowners and development companies; projects have been in urban, suburban and rural areas;
- ◆ Planner for custom home builders;
- ◆ Preparation of Official Plan Amendment, Secondary Plan, Zoning By-law Amendments, Committee of Adjustment, Site Plan and Subdivision applications for various types of developments on behalf of landowners and private developers;
- ◆ Preparation and documentation of support material for over 100 appeals before the Ontario Land Tribunal (OLT) formerly LPAT/OMB and the Toronto Local Appeal Body (TLAB);
- ◆ Preparation of minor variance and consent applications for landowners.
- ◆ Agent/planner at Committee of Adjustment hearings.
- ◆ Agent/planner at Committee of the Whole, Community Council, Council, Public Meetings and other municipal meetings/hearings.
- ◆ Agent/planner at Ontario Land Tribunal (OLT) formerly LPAT/OMB
- ◆ Preparation of OMB Appeals on behalf of residents/landowners
- ◆ Assisted ratepayers and property owner's groups in opposing and/or negotiations related to developments threatening to their neighbourhoods.

PAST MAJOR PROJECTS:

Preparation of the Social Development Plan for the Lawrence Heights Neighbourhood on behalf of the City of Toronto Affordable Housing Division;

Preparation of an Affordable Housing Framework Report for Ward 20 – City of Toronto;

Preparation and coordination of a development application for a 29 and 24 storey mixed used development with 6 storey podium containing 500 residential units and over 2500 square meters of commercial/office space.

Preparation and coordination of a development application for a 42 and 62 storey mixed used development with 6 storey podium containing 786 residential units and 834.39 square meters of commercial/office space.

Preparation and Coordination of a development application for a 4-storey medical office building containing 1,892 square meters of medical office space.

Preparation and Coordination of a development application for the redevelopment of a heritage building into an 8-storey mixed use building with 81 residential units and 400 square metres of ground floor retail commercial uses.

Preparation and coordination of a Zoning By-law Amendment and Site Plan application to permit a 25 Storey mixed-use building that has 327 residential units and 1447.10 square metres of commercial space.

Preparation and coordination of an Official Plan Amendment and Zoning By-law Amendment to permit mixed-use building with two 60 Storey Towers containing 1175 residential units and over 40,000 square feet of commercial/office space near a major transit hub.

Preparation and Coordination of a development application for the redevelopment of a heritage site into an 60 unit stacked townhouse development.

Planner for land owners seeking municipal urban expansion areas for rural/urban change;

Planner for land owner group including 500 acres involving preparation of a Draft Secondary Plan for urban expansion;



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23 Foxwood Road. Thornhill, ON L4J 9C4

Tel: 905.889.1564 | Fax: 905.889.6309

Website: mplaninc.com

CURRICULUM VITAE OF TOMAS VILDE BSc, MSc, MPI

February 2026

PLANNER: MPLAN INC.

EDUCATION: Masters of Urban and Regional Development
Toronto Metropolitan University, 2023

PROFESSIONAL AFFILIATIONS: Candidate Member, Ontario Professional Planning Institute (OPPI)

PREVIOUS WORK HISTORY:

September 2023-February 2026

Planner – MPLAN Inc.

May 2022-August 2022

Planning Student- City of Kingston.

EXPERIENCE: Tomas Vilde graduated from Toronto Metropolitan University (formerly Ryerson) with a Master of Planning degree in 2023 and joined the firm in September 2023.

Mr. Vilde works under the direction of the Principal Planners to assist with all planning and administration work for the firm. Planning work includes the review of policies, regulations, reports and other research, input to the preparation of Planning Justification Studies for development projects, evidence outlines/witness statements and other evidence and supporting documents for OLT and TLAB hearings and other tribunals, preparation, submission and processing of planning applications, project management tasks, and attending client meetings/information sessions.

A representative outline of the types of consulting experience and professional responsibilities is provided by the following:

- ◆ Assistance with the preparation of Planning Justification Reports for Active Development Applications (OPA, ZBA, Consent, Minor Variance)
- ◆ Coordination and liaisons with clients and other consultants In course of conducting supporting Studies for Active Development Applications
- ◆ Organization and coordination of Public Meetings for Active Development Applications
- ◆ Assistance with the preparation of witness statements and documentation of support material for appeals before the Ontario Land Tribunal (OLT) formerly LPAT/OMB and the Toronto Local Appeal Body (TLAB);
- ◆ Assisted Principal Planners during Hearings before the OLT and TLAB
- ◆ Assisted ratepayers and property owner's groups in opposing and/or negotiations



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related to developments in their neighbourhoods.

PAST MAJOR PROJECTS

Planner assisting Firm's Principal Planners in a tribunal case opposing the redevelopment of a Golf Course on behalf of a municipality

Planner for land owner group including 500 acres involving preparation of a Draft Secondary Plan for urban expansion;

APPENDIX B:

CONTACT INFORMATION FOR REFERENCES

Reference Name	Contact Information	Description of Services Provided
1. Borden Ladner Gervais (BLG) Isaac Tang	416-367-6143 ITang@blg.com	Provision of Expert Land Use Planning Expertise before the Ontario Land Tribunal: 1) Representing Burlington(7 months) 2) Representing Adjala-Tosorontio(4 months)
2. Scargill Owens-King Paula Trattner	Paula A. Trattner 437-253-9093 paula.trattner@sokllp.com	Provision of Expert Land Use Planning Expertise for the Region of York in the matter of an expropriation
3. JG Cordone Investments Greg Macri	416-903-5415 gregmacri@gmail.com	Provision of Land Use Planning Services to assist in obtaining approvals for several Planning Applications (e.g. preparation of Planning Justifications Responding to comments, Acting as an expert witness at the OLT if neccessary, etc.)

APPENDIX C:

WORK PLAN AND BUDGET “PER CONSENT”

Key Services: File Review and Technical Analysis , Preparation of Planning Report

Once an application is deemed complete, MPLAN Inc. shall undertake the following:

• Pre-Consultation Meetings:	As scheduled by Town Staff.	
• Technical Review:	5-10 Business Days	} Expected to be Conducted Simultaneously
• Preparation of Conditions of Approval:	5-10 business days	
• Background:	5-10 Business Days	
• Policy Analysis:	5-10 Business Days.	
• Public/Agency Consultation Summary:	5-10 business days	
• Recommendation:	5-10 Business Days.	
• Issue Resolution/ Consultation with the Applicant:	5-10 Business days	

Budget Estimate:

Employee	Estimated Hours Expended	Fees
Tomas Vilde	10-15	\$1000-1500
Josh Chitiz	5-8	\$1000-1600
Michael Manett	2-4	\$600-1200
Total	14-27	\$2600-\$4300

Note: The expected completion timelines for the deliverables start after the receipt of all materials necessary to carry out the required task.

Please note that these budgets and expected timelines are estimates. Actual hours expended may vary based on the Application

Additional Potential Services: Application Screening

According to the RFP, the Secretary Treasurer will be responsible for preliminary administrative screening, and determining whether a formal Application is complete. However, if in certain cases the Secretary Treasurer wishes to include MPLAN Inc. in the administrative screening process, here are the expected times to complete certain parts of the process:

• Review for Completeness:	2-5 Business days	} Expected to be Conducted Simultaneously
• Preliminary Review:	2-5 Business Days	
• Process Guidance:	5-10 business days	
• Circulation Management:	1-2 Business Days	

Budget Estimate:

Employee	Estimated Hours Expended	Fees
Tomas Vilde	5-10	\$500-\$1000
Josh Chitiz	3-5	\$600-\$1000
Michael Manett	1	\$300-\$600
Total	10-17	\$1400-\$2600

Note: The expected completion timelines for the deliverables start after the receipt of all materials necessary to carry out the required task.

Please note that these budgets and expected timelines are estimates. Actual hours expended may vary based on the Application

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
1	Clerks Meeting	Subdivisions and Condominiums - Section 4.12.1 Planning Board does not have authority for plans of subdivision and condominiums. As per <i>O. Reg. 501/98</i> , Planning Board has authority only under Section 50 and 53 of the <i>Planning Act, 1990</i> .	Completed. Will update Section 4.12.1 to remove reference to role of Planning Board in plans of subdivision/condo.
2	Clerks Meeting	Definitions - Section 5.1 A more comprehensive definitions section has been requested by the Clerks. Examples brought up during Clerks meeting included potential questions from the public such as ‘what is the difference between mobile and modular?’ (p. 19); and what is the difference between rural commercial and rural residential?’, could be clarified for the public if OP has specific definitions contained within. Other examples brought up include what constitutes a Recreational Vehicle?	Official Plans do not commonly contain a list of definitions. Additional scope would be needed to develop a list of definitions with the Planning Board. Please advise if this is something you wish to pursue.
3	Clerks Meeting	Recreational Vehicles - Section 4.11 As noted above, definitions requested include <i>Recreational Vehicle(s)</i> . General theme from Clerks was that RV section appears too overreaching and the more detailed items could be contained within each municipalities respective Zoning By-laws. Comment that RV’s policy not PPS requirements but local policy. The General consensus from Clerks to make this section simpler and not too detailed. Recreational Vehicle section potentially problematic in the Joint OP given that each municipality has differing goals and objectives.	Policy was carried over from the Johnson Township Official Plan. Section can be removed. Currently revised to state that the local Townships may regulate RV’s in accordance with the Zoning By-law or a licensing by-law under the Municipal Act. Recommend keeping the policies restricting RV’s on lakes at capacity.
4	Clerks Meeting	Mobile and Modular Homes in Rural Designation - Section 2.3.2.2 Consensus to remove reference of Mobile and Modular references in Section 2.3.2.2 and leave the detail to the each respective municipalities zoning by-law(s) as considered to be overreaching. Comments from Johnson Twp request that they do not want mobile homes in the rural designation as per Section 2.3.2.2.	Completed
5	Clerks Meeting	Creation of New Rural Residential Lots - 2.3.2.6 (1) & (2) Rural lot creation requires the original lot to have an area of at least 5 hectares. Questions were asked as to why 5 hectares? Comments detailed that not many lots are at least 5 hectares and that this will severely limit lot creation on existing properties that do not have 5 hectares. A request that the 5 hectares reference be removed from OP. Recommended by Clerks to permit consent if the severed and retained lots meet the minimum lot size as per the zoning by-laws. Rural lot creation under section 2.3.2.6 (2) requires minimum year round road frontage of 60 m and at least 1 hectare. General consensus to remove the references of 60m and 1 hectare and leave to the detail to Zoning by-laws.	Completed the removal of the reference to 5 hectares in (1). The Province requires a minimum lot area of 1 hectare for new lots on private services unless a hydrogeological study demonstrates that a smaller lot area is possible. Have added to (2) to refer to a hydrogeological study allowing a smaller lot size.
6	Clerks Meeting	Consents - 4.12.2 (1) <i>...on a lot that existed prior to the date of July 8, 1986 and it does not necessitate the creation of a new municipal road, or the extension of municipal services. In the Shoreline designation no more than 3 new lots are permitted to created by consent (3 severed and 1 retained).</i> Each municipalities current OP’s state different dates for existing lots. For Echo Bay, this would constitute a backward step in terms of the date of the existing lot (for all land use designations except Rural). Consensus from Clerks that the date be changed from July 8, 1986, the date the Desbarats to Echo Bay Planning Board received authority under <i>O.Reg. 501/98 (September 15th, 1998)</i> .	Completed

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
7	Clerks Meeting	Original Lots of Record - 2.3.2.8(5) <i>For the purpose of this policy, an original lot of record is described as a quarter section having a lot area of 64.75 hectares (160 acres).</i> The size of the original lots of records varies within the Planning Board region with some municipalities having both 80 acre and 160 acre existing lots of record. General consensus is to either remove the 160 acre reference or if not taken out, add in 80 acres as well.	Completed
8	Clerks Meeting	Private Services - Potable water - 4.10.5(2) <i>Where development is proposed outside fully serviced areas, the proponent must prove that the soil conditions of the proposed site are suitable for a waste sewage disposal system and that there is a proven source of potable water available.</i> Is this an absolute requirement under Provincial legislation? The general consensus from Clerks that the proponents costs borne from this requirement will greatly hinder development potential. Noted from Clerks that the proof of potable water condition be removed altogether or amend to a case by case basis (based on the dynamics of each consent proposal).	Section 3.6.7 of the PPS states that lot creation is permitted where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity, which includes treatment capacity for hauled sewage. PPS permits lot creation only where site conditions are suitable for the provision of appropriate sewage and water services, which includes individual on-site sewage and water services. No changes are recommended to this section .
9	Clerks Meeting	Additional Residential Units - 4.1 Additional Residential Units has 12 sections of policy for ARU's based on land use designation, settlement areas, etc., . Concerns from Clerks that the clarity of language and wording could be amended to improve interpretation from members of the public. Understood the recommendation from Clerks is to utilize basic PPS/mandatory requirements for ARU's but still provide flexibility for municipalities to determine whether ARU's will be permitted outside settlement areas.	There are mandatory requirements for ARU's in settlement areas and in the Agricultural designation which should be maintained in order to be consistent with Section 4.3.2 of the PPS. Completed some changes for local flexibility in application.
10	Clerks Meeting	Fish Habitat - 3.8.2.2 A comment from a Clerk regarding the requirement that a proponent shall correspond with Department of Fisheries (DFO) if development is proposed on lands nearby to water prompted a discussion regarding concerns including timelines awaiting approval from DFO, inhibiting development and being perceived as excessive. After discussion, one of the key questions raised was is this a requirement under the PPS/provincial legislation? Secretary-Treasurer question: is it a federal requirement? <i>Secretary-Treasurer reviewed current OP's in place: MMAA OP requires DFO approval within 30m of fish habitat and spawning areas (shoreline)(2.7.3.2.c), Tarbutt OP requires MNR and DFO approval within shoreline areas and EIS, Johnson OP Development and site alteration may be permitted in and adjacent to (adjacent lands) fish habitat on water bodies and their associated tributaries provided it has been demonstrated through the preparation of an Impact Assessment.</i>	The reference relates to the requirement for development impacting fish habitat to be approved by DFO. However, the specific reference can be removed. We recommend the following replacement policy: "Development and site alteration shall not be permitted within 30 metres of fish habitat, except in accordance with relevant provincial and federal requirements. Development that proposes a decrease to the 30 metre setback shall only take place where it has been demonstrated, through a fish habitat assessment, that a net environmental gain of the productive capacity of the area will be achieved. In this assessment, a fish habitat biologist shall be required to provide a detailed impact analysis exploring development design and location options for the purpose of clearly demonstrating avoidance of any predicted harmful impacts."
11	Clerks Meeting	Resource-Based and Resource-Related Uses - 2.3.2.5 <i>Clear cutting shall be prohibited within 500 metres of the shoreline of Lake George or Lake Huron, unless carried out in accordance with sound forest management practices, and maintain appropriate vegetation buffers; and,</i> Noted that there appears to be no enforcement mechanism in place. Concerns that is too prescriptive, hard to enforce if no tools available. Current Tree canopy by-laws has no teeth and currently landowners require no permit for tree removal.	Agreed. Requirement has been removed.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
12	Clerks Meeting	Open Spaces - 2.7.4 Several identified open spaces are not mentioned in section 2.7.4. Noted in meeting that Clerks will provide open spaces in each Township and share with Secretary-Treasurer. Also noted that open spaces are missing from Land use schedule. Secretary-Treasurer to submit list to JLR separately and identify open spaces on the land use schedule.	Planning Board staff to provide updated land use schedules with additional open spaces included.
13	Clerks Meeting	References to Urban Preference is to remove all references to <i>Urban</i> in OP as there are no identifiable urban areas within Planning Board region.	Echo Bay and Desbarats are both considered urban settlement areas. Not appropriate to remove all references to urban. Removed most references.
14	Clerks Meeting	Garbage Collection – 4.12.2.3(a & f) Currently no garbage collection in Planning Board area. From Clerks meeting, it is understood that there are no plans for any municipal garbage collection forecast in any municipalities. Recommended that the reference to garbage collection be removed.	Completed
15		Waste Disposal Areas – 3.9 Environmental Compliance Agreements are modified/amended are subject to change from time to time. Section 3.9 provides comprehensive information on each landfill. Questions were asked as to whether the capacity of landfills is relevant to be contained within the Official Plan. Clerks shared concerns that if waste disposal areas have their ECA's amended it may require an OPA amendment. Recommended that minimum detail for waste disposal areas be contained within OP. Waste areas not identified on Land use schedule. Secretary-Treasurer to add to draft land use schedule A1.	Recommend adding a reference that no OPA required should ECAs be updated. The PPS requires development to demonstrate adequate capacity for waste disposal so it is recommended that the references to capacity be kept.
16	Clerks Meeting	Mixed Use - partial services (4.10.3.(1)) <i>In the Township of Johnson and Macdonald, Meredith and Aberdeen Additional, it shall be required, where feasible, that all new development or redevelopment within the settlement areas to be connected to the municipal water and sanitary sewer system. With the exception of minor infilling or rounding out of existing development on partial services located in the Mixed-Use designation provided site conditions are suitable.</i> Mixed use area is specific to Echo Bay. Echo Bay Clerk recommends that the removal of partial services reference within the mixed-use area. Understood that there are no current partial services in mixed-use area.	Please confirm how development in the Echo Bay Mixed Use designation is serviced.
17	Clerks Meeting	EIA Appendix A (separate document shared – not contained within Draft Joint OP) Questions about the EIA appendix included: What is this for? is this supposed to be contained within the OP? Noted along with many other housekeeping issues that the hyperlinks do not work correctly.	Removed references to EIA appendix.
18	Clerks Meeting	Imperial Measurement requested With the public in mind, it was requested that imperial measurements be added in addition to metric measurements, keeping in mind the request to have less prescriptive numbers (frontage, lot size, etc.,) contained within the OP.	Agreed. Will add imperial measurements in addition to metric.
19	Clerks Meeting	Rural and Commercial and Industrial uses – floor area <300m2 - 2.3.2.4 (2) <i>the floor area of the use does not exceed 300 m2 and is compatible with surrounding uses;</i> Noted that under current OP's floor area for commercial and industrial structures are as follows: Echo Bay 2.6.2 (e)i – accessory buildings associated with the light industry shall not exceed 465 m2; Tarbutt and Johnson OP's have no maximum size. All Clerks agreed that the maximum size for industrial uses set at 300 m2 is too low. Questions as to why it is set to 300m2.	We removed the reference and left it up to zoning by-law to regulate.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
20	Clerks Meeting	General Housekeeping Items Many comments were made regarding the general housekeeping of the draft joint OP as presented and its associated documents. These include (but are not limited to): many hyperlinks not directing to correct sections of OP, many sections of OP referenced elsewhere are not contained within the OP; incorrect referencing of Planning Board (rather than municipalities for development, etc.) Questions were asked about whether the Planning Board (and ultimately municipalities) will be charged for remedying basic housekeeping items found that should have been identified and amended prior to the Planning Board receiving the draft OP. Many examples brought up during the Clerks meeting and within notes have been shared already with JLR. The key theme being that the document needs a great deal of revision to identify and remedy basic housekeeping issues and that the costs incurred to address these be borne from JLR. With this said, any future comments in follow up to any revisions of the OP by JLR, may bring up additional items within the OP.	
21	Clerks Comments	1. Governance & Jurisdictional Authority (CRITICAL) Planning Board Authority Misstated Throughout The Draft OP repeatedly assigns authority to the Planning Board that it does not have. Correct authority framework: • Planning Board → consents (severances) only • Province (MMAH) → plans of subdivision & condominium • Council / delegated staff → zoning, site plan, development approvals Concerns: • Multiple sections imply the Planning Board: ◦ approves development, ◦ approves plans of subdivision/condominium, ◦ must be “satisfied” with land use compatibility beyond consents. • This creates: ◦ ultra vires risk, ◦ public confusion about who decides development, ◦ legal and procedural vulnerability. Key sections affected (non-exhaustive): • 3.2 (Brownfields & Contaminated Lands) • 3.4 (Land Use Compatibility) • 3.8.2 (Natural Heritage policies) • 2.5.3 (Shoreline Development) • 4.12.1 (Plans of Subdivision & Condominium) • 4.12.4 (Parkland Dedication)	The Official Plan has been revised throughout to include correct references to the roles and responsibilities that each level of government plays in the land use planning framework.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
22	Clerks Comments	2. Zoning-By-Law Detail Included in the Official Plan The Draft OP contains prescriptive, site-specific regulations that should be addressed through municipal zoning by-laws, not a joint OP. Examples include: • Section 4.11 – Recreational Vehicles (entire section) • Mobile/modular homes as single detached dwellings (2.3.2.2) • Floor area limits (2.3.2.4, 2.4.4.2, others) • Guest cabins (2.5.3) • Trailers, temporary uses, building form permissions Concern: • Removes Council flexibility • Forces OP amendments for future zoning changes • Not required by the PPS - at least with that amount of prescriptive detail • Particularly problematic in a joint OP where we all have different goals & objectives (therefore should be addressed through Zoning).	The Official Plan has been revised to reduce its prescriptiveness and instead provide direction to the implementing Zoning Bylaw.
23	Clerks Comments	3. Rural Development Policies – Overly Restrictive Key Issues • 5-hectare minimum severance requirement (2.3.2.6): ◦ This is just simply far too large (I’d be interested to see how many properties in my municipality that are even this big that aren’t designated AG. ◦ Eliminates many reasonable rural infill opportunities ◦ Inconsistent with existing lot patterns and servicing • Increased road frontage (60 m vs 50 m) (2.3.2.6 #2): ◦ No justification provided – why does it need to be bigger? Our current size for frontage seems to work just fine. • Confusion between rural severances and “new infilling lots”: ◦ Cross-references appear incorrect or contradictory • Original Lot of Record (2.3.2.8): ◦ Unclear how this is determined ◦ Difficult for municipalities to verify – 160 acres vs. 80 acres. All of our original were 80 acres here.	The Official Plan has been revised to exclude minimum lot area requirements specific to backlot creation, with direction for the implementing zoning by-law to prescribe larger lot area/frontage requirements. References to minimum frontage for lot creation have been removed from the Official Plan. Cross references have been updated regarding rural residential lot creation and new infilling lots. The Official Plan specifies that original Township lots of record are laid out in the original survey. Policy has been revised to indicate that some original Township lots may have 80 acres.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
24	Clerks Comments	4. Shoreline Development Policies – High Impact & Unworkable Major Concerns • 30 m no-development zone (2.5.3 #3): ◦ Would render most waterfront lots legal non-conforming ◦ Severely limits reasonable redevelopment – garages, sheds, bunkies, saunas, etc. • No clear distinction between: ◦ new shoreline development, and ◦ redevelopment of existing legal lots • Guest cabins not clearly distinguished from ARUs or dwellings – not defined at all. Broad consultation triggers (e.g., DFO) applied to “adjacent lands” – I highly doubt we will be getting feedback and/or approval from the DFO for development – again, what about smaller items like garages, sheds, bunkies,etc. – if they fit within the zoning (% of lot coverage), can meet the setbacks, and have sufficient approvals from APH if anything is septic related then why do we need DFO weigh-in?	Policy regarding the 30m “no development” buffer is best practice based on provincial guidance for protecting water quality in shoreline areas. This applies to new development and site alteration moving forward. See subsection d) which speaks to reconstruction, replacement, and minor additions to existing lawful buildings within the vegetative buffer. A definition has been added to clarify the distinction between guest cabins and ARUs. The PPS requires that development/site alteration in fish habitat is subject to provincial and federal requirements. Policy regarding development on adjacent lands has been revised to note that development may be subject to the requirements of the local Townships, Province, and DFO.
25	Clerks Comments	5. Environmental Policies – Overreach & Implementation Issues Concerns Identified • 120 m adjacency buffers (3.8.1, 3.8.2): ◦ Effectively apply everywhere in rural areas • Forestry / clear-cutting policies (2.3.2.5): ◦ No distinction between commercial forestry and private landowners ◦ No enforcement mechanism – municipalities have their own tree canopy by-laws. If this needs to be mentioned in the OP perhaps just the minimum? My worry is about being too prescriptive on items that we can’t enforce, and are therefore being neglectful in. As of right now we do not require someone to have a permit or get permission to clear their land if they wish. • Lake Management Plans (2.5.5): ◦ Funding assumed ◦ No clarity if funding is unavailable – again, my worry here is about committing ourselves to something, but only if funding is available? Available to who? Each municipality? The Board? The applicants? • ANSI policies: ◦ Unclear who determines ANSI designation ◦ Confusion between life science vs earth science ANSIs ◦ If it’s not clear where these are in existence, its difficult to know if they will be negatively affected by consent, development, etc.	The width of adjacent lands to protected natural heritage features/areas is based on provincial guidance in the <i>Natural Heritage Reference Manual</i> and is standard practice across Ontario. Development in adjacent lands may be permitted subject to the completion of an EIS and implementation of any recommended mitigation measures which demonstrate that development can occur without negatively impacting the feature or its ecological function. Reference to clearcutting has been removed in the resource-based/resource-related use policies. Language has been softened in the policy regarding lake management plans to instead encourage their preparation, but not require it if funding cannot be obtained. This would likely be a joint effort between local Townships, the planning board, and interested stakeholders, lead by the planning board with funding from the province. The location of ANSIs is based on available data from the MNR / MECP. The distinction between life science and earth science ANSIs impacts upon the buffers / width of adjacent lands where an EIS could be triggered. Where ANSIs are located, these will be mapped and included on a schedule with other natural heritage features/areas to be protected by the plan’s policy framework. Additional ANSIs may be identified by an EIS studying other features and mapping can be updated on an as-needed basis where such features are identified during the development process.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
26	Clerks Comments	Mixed Use – Clarification Still Required (Mapping Concern Removed) Mixed Use reference to partial services – all properties in this area either have full services or no services, there are no partial. The only area that has partial services is in the Defazio subdivision where some parts of Hurley and Margaret have water services only and not sewer.	
27	Clerks Comments	7. Schedule & Mapping Inconsistencies (Systemic) Schedule A - Open Space designation referenced but not shown - Waste disposal areas referenced but not shown - Attenuation area not identified (future expansion concern) Schedule B - Waterfowl staging areas referenced but not shown in legend Schedule D - Mine hazards referenced but not shown - Mineral aggregate resource areas referenced but not shown Concern: Policies rely on schedules that do not depict the referenced features.	
28	Clerks Comments	8. Cross-Reference & Section Errors (Widespread) Non-existent or incorrect sections referenced 1.5.1 (does not exist) 3.6.1 (should be 3.6.2) 3.6.8 (does not exist) 4.1.5 (does not exist) 5.5.1 (does not exist) Confirmed reference breakdowns - Section 3.8.2 #1 → refers to 3.6.8 (non-existent) - Section 3.8.2.5 (EIS requirements) → refers to “Appendix 1” (should be Appendix A) - Section 5.5 → circular and broken references between 5.5, 5.5.1, and 5.5.2 Critical finding: These errors became apparent when the document was used as intended, by following references.	These cross references have been updated throughout the plan.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
29	Clerks Comments	9. Terminology, Accuracy & Applicability Issues • “Urban development” terminology used where no urban areas exist • “Old Highway 17” should be Highway 17B • Township name inconsistently spelled (“MacDonald” vs Macdonald) • Island Development policies included without stating which municipalities they apply to. I think they are referencing a specific issue and/or problem in a municipality that I am not aware of? For the user of the document it should be clear what this specifically refers. • Garbage collection referenced where no municipal service exists	Terminology has been updated throughout the plan as per your suggestions. The preamble to the “Island Development” section clarifies where islands are present throughout the planning area.
30	Clerks Comments	10. Provincial vs Local Policy Translation • Council understands that there is a lot of PPS direction that we will ultimately have no say over. • PPS does not require: ◦ zoning-level regulation in an OP, ◦ misstatement of local authority, ◦ unworkable implementation mechanisms Concern: Provincial policy intent has been poorly translated into a locally implementable document.	Noted. See above responses where these issues have been addressed.
31	Clerks Comments	Overall Conclusion • The issues identified are systemic, not isolated. • Concerns relate to: ◦ authority, ◦ technical accuracy, ◦ implementability, ◦ public clarity. • The Draft OP is not technically ready for adoption and requires a comprehensive revision and quality-control review. • A thorough proof-read and correction of Section References need to be addressed so this document can be read in entirety. • Anything zoning specific we would like to keep out of the OP and address through zoning.	Noted. See above responses where these issues have been addressed.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
32	Mayor of Laird Township	As Mayor of Laird Township, I provide my response to the Draft Official Plan for the Desbarats to Echo Bay Planning Area document prepared by JL Richards. I believe Laird Township should reject this current iteration of the Official Plan draft in its entirety. It seems to have entirely missed the mark and is simply a repackaging of the previous plan. This document unfortunately duplicates many of the same problematic issues that caused us enough concern previously to remove the original planner, JLR were tasked with providing us with a proper official plan that was to be more appropriate and applicable to the needs of our Township(s) and this document has not achieved this goal.	
		Growth and development The current draft plan requires that Laird Township approve a plan that includes the statement that “<i>the goal of this plan is to direct the majority of growth and development in the planning area to the Echo Bay and Desbarats settlement areas</i>”. Laird Township should categorically reject any Official Plan which suggests that <u>all</u> growth and development should be focussed in areas which are outside of Laird Township. While we wish our neighbours much goodwill in attracting growth and development, we will certainly not subscribe to a document which restricts our ability to do the same. There have been some discussions with the previous planner that Laird did not have any “settlement areas”. For clarity, I have attached the provincial planning definition of a settlement area. - An “<i>area of settlement</i>” means an area of land designated in an official plan for urban uses including urban areas, urban policy areas, towns, <u>villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres or future urban use areas, or as otherwise prescribed by regulation</u>” (Ontario Planning Act R.S.O. 1990, Chapter P.13) Clearly Laird Township has areas that satisfy the criteria above. The same applies to the “Village” and “Mixed-use” descriptions, Laird will require that the Village of Bar River, the end of Bar River Road (Hwy 17 E) and Laird Hill be included in these descriptions with-in the document. These areas have community centres and previously have had, gas stations, stores and other commercial enterprises. For growth and development, these areas make sense for Laird Township to select as part of our growth plan. Also, the PPS encourages redevelopment of brownfield sites (see Ontario PPS 2024 2.5.1-b) which is also applicable for all three of these areas. The PPS requires that we provide “<i>opportunities for a diversified economic base, maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.</i>” Again, these are the areas that make sense for non-Ag development. The PPS references Strategic Growth Areas which may also be applicable to Bar River and Laird Hill, but I see no reference in the draft plan to any Strategic Growth Areas. This should be clarified. In summary of the above, Laird needs to be absolutely certain that the Official Plan we approve has not limited the possibility of <u>any</u> development outside of the prime ag. areas. We need to be assured that Laird has not been written out of these opportunities by way of this document.	The policy encourages that the majority of growth and development will be directed to the Echo Bay and Desbarats settlement areas, but does not restrict development and growth in other parts of the planning area. A proposal for additional scope has been prepared to consider identifying a new settlement area in Laird Township based on the relevant PPS criteria. See Section 3.2 for policies regarding brownfield sites, which apply throughout the planning area. The PPS defines strategic growth areas to include nodes, corridors, and other areas <u>within settlement areas</u> that have been identified by municipalities to be the focus for accommodating intensification and higher density mixed uses in a more compact built form. In our professional opinion, there are no areas within Laird Township that appropriately fit this definition and therefore no strategic growth areas have been identified.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		Lot Sizes The draft plan includes many references to lots sizes which are conflicting and inaccurate. The suggested lot sizes in the Draft Plan also vary significantly from the calculations in the <i>JLR Draft Policy Direction Report</i> which uses an average lot size based on the Zoning By-laws, which have minimum frontages of 45m and are .2 hectares. A question for JLR would be whether the number of lots available for severance has been based on the By-law average size or the lot sizes in the draft plan? (as the draft plan lot sizes are significantly larger) Also does the JLR calculation for potential lots include the potential for infill lots? While the above lot size data is relevant for the future lot support calculations, I believe that all specific references to minimum lot sizes, severed lot sizes, retained lot sizes and frontage requirements should be removed from the official plan, and should be characterized in our individual zoning by-law(s) as indicted by the <i>Ontario Municipal Councillors Guide – 11. Land Use Planning</i> . (attached)	Provincial guidelines for lot creation on private water/sewage services require a minimum lot area of 1 hectare, unless a hydrogeological study can demonstrate that a lesser lot area is appropriate. This is the basis for this policy in the Official Plan. In our experience, the Province has consistently required a minimum lot size of 1 hectare be identified in Official Plans across Ontario, in order to be consistent with Section 2.6.1 of the PPS regarding ensuring lot creation is only permitted where site conditions are suitable for the provision of appropriate sewage and water services.
		Affordable Housing One of the primary objectives of the PPS is to encourage the planning that supports affordable housing. To comply with this directive, and to support growth in the Township, we must have the option to approve small lot creation to combine with small cost-effective home construction or possibly “tiny homes” (see Ontario PPS 2024 pg. 24 & page 14 of the Draft Official Plan). “Affordable housing” for Laird equates to affordable land first, so, it is imperative that this document does restrict our ability to create the affordable lots that will support affordable housing.	See above response. Smaller lots may be supported, provided that site conditions are demonstrated to be appropriate for private servicing over the long term with no negative impacts. This policy is to ensure consistency with the PPS policies regarding the protection of public health/safety and the natural environment.
		Planning Board This draft plan prescribes duties to our Planning Board for which it has not been authorized. This should be clarified. - Draft Plan 1.6.4 – <u>The Planning board</u> may identify and promote the redevelopment of designated vacant and/or underutilized sites..... - Draft Plan 4.9 – Economic Development – all references to the “Planning Board” should be removed. - Draft Plan 4.10.7.3 – References to “Planning Board” should be removed. - Draft Plan 4.10.7.3.2 – References to the Planning Board should be removed. - Draft Plan 4.12.1 m – References to the Planning Board should be removed.	References throughout the plan have been updated based on the appropriate authority in the land use planning framework.
		Miscellaneous PPS and Draft Official Plan Comments In general, I believe the Official plan should respond to the Province’s PPS requirements only, we should endeavour to keep this document as simple and clean as possible, documenting only those items which are specifically required to achieve compliance and ensure we do not include any items which unduly hinder or restrict any future councils abilities to achieve growth objectives where desired.	Noted.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		- Draft Plan 1.6.1.4 – States that we will “<i>prevent changes to water quality through assessment of hydrological and hydrogeological impacts upon watercourses, lakes, aquifers and wetlands caused by land use</i>”. While we may agree that it may be “Strategic Objective” to prevent changes to water quality we should be careful about potentially committing ourselves to having to complete these assessments for baseline data collection. At the very least this statement should include the caveat of “where deemed prudent by council” to ensure this is only a potential obligation.	Language has been softened to indicate that assessment is one of many measures available to the planning board and local townships to protect water quality.
		- Draft Plan 2.1.2.2 – This section includes wording that restricts new development to areas “<i>with-in and adjacent to existing built-up areas</i>” Why would we say this? Although this may be the case in some circumstances it may not apply to all, so why use restrictive wording?	This policy applies to the Village designation – i.e., existing settlement areas of Desbarats and Echo Bay and is intended to limit “sprawl” or fringe development that does not make efficient use of land and resources. See Section 2.1.2 3) for phasing policies that consider expansion onto vacant, undeveloped lands.
		- Draft Plan 4.6.1 – Cultural Heritage Resources – I am unaware of any Cultural Heritage Resources within our official plan area. If there are any, they should be identified and listed in the document, if not, this section should be removed.	The identification and protection of cultural heritage resources is a matter of provincial interest as per the Planning Act and therefore policies to this effect are required in the Official Plan.
		- Draft Plan 4.7.1 – Growth Management Strategy – The second last paragraph of this section states that “<i>population growth will be 0.85% over the planning horizon (2021-2051)</i>.” I presume that the is an annual increase? If so, the data in Table 2 of the Draft Policy Direction Report seems to differ, unless I’m reading it incorrectly.	The Official Plan has been revised to clarify that annual population growth of 0.5% is anticipated over the plan’s horizon. Projected population estimates by local Township have also been included for reference purposes.
		- Draft Plan 4.10.5.2 & .8 – Private services – States that a development proponent must prove that there is “<i>a proven source of potable water</i>” source of potable water. I believe that this should be the developer’s risk not something they should have to provide prior to us allowing potential development. How would a purchaser of yet unsevered lot, drill a well and prove the source of potable water? Should .8 be added to .2?	The Official Plan policies related to private services are intended to ensure that new development only proceeds where it can be supported by safe, sustainable servicing, consistent with Provincial policy. The requirement to demonstrate a “proven source of potable water” is not intended to require the physical installation of a well prior to severance or development approval. Rather, it requires sufficient evidence, such as hydrogeological studies or other supporting documentation, at the appropriate stage to confirm that an adequate potable water supply can reasonably be achieved. This approach helps ensure that new lots or developments are viable and protects future purchasers and the local Township from potential servicing constraints that may render a property unsuitable for development. Detailed well installation and testing would typically occur at the building permit stage and remain the responsibility and risk of the property owner or developer.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		- Draft Plan 4.10.7.3 States that the Township Councils “<i>will encourage the creation of a transportation system that is safe, energy efficient and appropriate to projected need, and which supports the use of zero-emissions vehicles</i>” This seems to be a clause more applicable other areas of Ontario and should be removed.	Policy 4.10.7.3 is consistent with the Provincial Planning Statement, 2024, which directs planning authorities to promote transportation systems that are safe, energy efficient, and that support reduced greenhouse gas emissions and climate change mitigation. Encouraging infrastructure that supports zero-emissions vehicles is presented as an aspirational, long-term policy direction and does not impose immediate requirements or obligations on development. The policy applies broadly across Ontario, including rural and northern communities, and is intended to provide flexibility to respond to evolving transportation needs and technologies over time. As such, we recommend that the policy is appropriate to retain in the Official Plan.
		- Draft Plan 4.10.7.4 – Township, seasonal and private roads – Should these sections be included in an official plan? If so, it should include a section on “Unassumed Roads”.	Official Plans commonly include policy direction related to Township, seasonal, and private roads, as these roads form a significant part of the transportation network in rural and northern communities and are critical to land access, emergency response, and development review. Including these policies provides clarity regarding municipal responsibility, access expectations, and limitations related to road maintenance and assumption. The comment regarding unassumed roads is noted. The Official Plan has been revised to explicitly address unassumed roads, clarifying that while development will generally be restricted on unassumed roads and providing criteria for consideration of requests for local Townships to assume unassumed roads.
		- Draft Plan 4.11 – Recreational Vehicles – RVs on vacant lots seem completely irrelevant to the needs of an Official plan and would be more suited to the Zoning By-law. Suggest we remove this entirely.	The inclusion of policy direction related to recreational vehicles (RVs) in the Official Plan is intended to provide high-level guidance on land use compatibility and to address recurring land use issues in rural and seasonal communities. The policy is intended to carry forward Johnson Township’s approach to regulating RV’s, and is not intended to require other municipalities to regulate RV’s if they choose not to. While zoning by-laws implement detailed regulations, the Official Plan establishes the broad policy framework that guides zoning standards and enforcement. That said, the comment regarding overlap with the Zoning By-law is noted. The Official Plan has been refined to ensure that Official Plan policies related to RVs remain high-level and focused on land use planning considerations, with detailed permissions and regulations addressed through the Zoning By-law.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

	Objectives To be clear, Laird Township’s primary objectives for the official plan are the following. 1) To identify growth and development areas with-in <u>Laird Township</u> for focussed housing development, available roadside building lots and commercial/industrial activity. (Supported with mapping details) 2) To protect Prime Agricultural land as per the Province’s mandate while ensuring undesirable lands adjacent to Prime Ag. are not restricted from development. We are not Southern Ontario, we do not have thousands of acres of Prime Ag. to protect. Where we do have Prime Ag. it is interspersed with non-Prime Ag. and/or rocky Canadian Shield lands. These interspersed areas should not be caught up in an inaccurate prime Ag. designation simply to satisfy the arbitrary wishes of the Province to have “large and contiguous” Prime Ag. areas in the plan, as these conditions simply don’t exist here. (Identify these areas with mapping) 3) To keep current farms intact, even in non-Prime ag. areas. If these farms include areas of non-ag. lands, development of roadside lots would remain consistent with #2 & #5. (Identify these areas with mapping) 4) To ensure that we have the ability to sever small building lots. This is critical for Laird to support the Province’s mandate for more affordable housing. Small affordable properties are required to be compatible with small affordable homes and tiny-homes. 5) To allow <u>all</u> roadsides in non-agricultural areas to be available for development. (Also ensure available housing lot calculations are based on small lot sizes, and identified with mapping) 6) To ensure sub-division development (more than 5 lots), can be accomplished though our planning board. 7) To ensure that development of “unassumed roads” is included in the roads portion, for roads that may be considered for assumption in the future. Lake George Road, Isbester Road, Cemetery Road, Reilly Road, Reid’s Road East, Porchuck Road, Lakeview Road, Rydal Mill Road, Reids Road East of Hwy #17, Reids Road East of MacLennan Road, etc. (Unassumed Roads being those roads/trails created by Statute Labour and Township road crews in the early years of the Township, but which are now unmaintained). 8) Review mainland parking details, requirements and locations for island properties. This clause may need to be removed or have a grandfather clause. It should be understood that growth and development within Laird Township is not dependent on municipal water, wastewater or garbage pickup as these services are not provided in Laird. <u>All</u> growth and development in Laird is to be stand-alone as far as site services are concerned.	A proposal for additional scope has been prepared to consider identifying a new settlement area in Laird Township based on the relevant PPS criteria. A LEAR study was completed to support the identification and protection of prime agricultural lands through the Agricultural designation. A range of uses are permitted in the Rural designation outside of prime agricultural lands, as well as in the Village, Mixed Use, and Shoreline designations. Agricultural uses are permitted in the Rural designation outside of prime agricultural areas. The severance of lots as small as 1 ha is permitted as-of-right in the Official Plan, and smaller lots may be severed outside of prime agricultural areas, provided a hydrogeological study is completed which demonstrates that site conditions are appropriate for the long-term provision of private services without negative impacts. Development is permitted throughout the Planning Area on lots with frontage on a public road maintained year round or an existing private road. Approval of plans of subdivision remains the authority of the Ministry. The Official Plan has been revised to include policy to address unassumed roads, including criteria for local Townships to consider when deciding to assume an unassumed road. Mainland parking requirements for island development pertain only to lot creation. Noted. The Official Plan framework permits and facilitates development on rural lands and in rural areas that is appropriate to available rural service levels.
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Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
	MMAH	Please ensure references to provincial ministries are current.	References to specific ministries have been replaced with generic references to the Province to remain up to date as ministry names change.
		The Draft OP provides an anticipated population increase number, but not the population target. The target population provided in the Policy Directions Report should be inserted into the updated OP for better clarity.	Included table with population projections to 2051 by local Township and for the Planning Area as a whole.
		The draft background study provides population projections and a land supply analysis and concludes that there will be sufficient land supply over the planning horizon per PPS 2.1.3. This is largely based on an estimated current vacant residential land supply of 1047 vacant lots compared to anticipated need for 418 lots. The ministry would like to better understand recent vacant land absorption, and requests that the planning board please provide some recent data from MPAC’s Municipal Connects portal (which member municipalities should be able to access for free): Year over year total numbers for each vacant residential property code (e.g. 100, 101, 110), from 2021 to 2025 Any corroborating residential building permit data that might help inform uptake of vacant lands. Should this prove onerous given the higher numbers and multiple municipalities involved, the ministry would appreciate if this information could be gathered for at least the settlement areas. For clarity, this information does not need to be incorporated into the draft official plan but rather shared separately with the ministry.	
		Remove reference to "unceded territory" as the Desbarats to Echo Bay planning area lies within the Robinson-Huron treaty.	Revised per comment.
		Replace "Historic Métis Council" with the "Historic Sault Ste. Marie Métis Council" for accuracy.	Revised per comment.
		PPS 2024, Section 2.2 requires that planning authorities support a range and mix of housing options and improve housing affordability. To better demonstrate consistency with Section 2.2, the official plan should include a clear definition of what is “affordable” to low- and moderate-income households within the planning area. To help achieve the 20% affordability target, and to enhance the development of affordable housing and meet the community’s housing needs, the OP should also incorporate specific measures aligned with PPS 2024, such as fee reductions, parking flexibility, incentives through Community Improvement Plans, and identifying surplus municipal lands that may be used for affordable housing purposes.	See Section 5.2.6 for the plan’s framework for CIPs, which includes incentives to promote the development of affordable housing.
		Clause (3)(a) of this section speaks to new hunt camps on patent or Crown lands. As the MNR is not currently considering applications to occupy Crown land for the purpose of establishing new private hunt/recreational camps, please remove this language from this section.	Revised per comment.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		For consistency with PPS Policy 4.3.5.2. the OP should clarify that impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance. The current policy refers only to impacts where non-agricultural uses “encroach into the Agricultural Area,” which is narrower than the PPS requirement.	Revised per comment.
		For better clarity, the Planning Board should ensure consistent use of the term “agricultural-related.” Revise this policy to use terminology that aligns with the permitted uses identified in the “Guideline on Permitted Uses in Ontario’s Prime Agricultural Area”.	Revised per comment.
		The MECP recommended minimum setback or non-development zone from waterbodies is 30 m from the “high-water mark” on the Precambrian Shield irrespective of lake capacity status, due to typically thin and fractured bedrock as per the Lakeshore Capacity Assessment Handbook (2010) and subsequent updates. Revise as follows: 3) No new development or site alteration, with the exception of shoreline structures, shall be permitted within 30 metres of the shoreline high-water mark of surface water features.	Revised per comment.
		Revise Policy 7) to indicate that proposed development on non-municipally serviced lots less than 1.0 hectares in size requires a detailed hydrogeological assessment by a qualified professional that demonstrates that site conditions are suitable for the long-term provision of such services with no negative impacts.	Revised per comment.
		PPS Policy 3.6.7 states that planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity. Add a policy to address these requirements.	Revised per comment.
		Recommend integrating the Province-wide Cycling Network (PWCN) through the Planning Area to protect it from fragmentation.	
		This section refers to the recommended minimum separation distances outlined in MECP D-Series Guideline D-6 but uses a wrong number (maybe a typo). Revise as follows: 6) With the support of technical studies, prepared under Provincial Guideline D-6, the following minimum separation distances in accordance with Provincial guidelines shall apply between industrial uses and residential or other sensitive land uses: a) Class I Industries: 20 metres; b) Class II Industries: 70 metres; and c) Class III	Revised per comment.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		Section 3.4 (Land Use Compatibility): Inaccurate schedule referenced. Revise as follows: 16) Development adjacent to Abandoned Mine Information System (AMIS) sites shown on Schedule ‘ DC_1 ’ shall be in accordance with the policies of Section 3.6.2.	Revised per comment.
		Section 3.5 (Mineral Aggregate Resources): Inaccurate schedule referenced. Revise as follows: Paragraph 2) ..."For this reason, Schedule ‘ DC_1 ’ identifies areas of potential mineral aggregate resources, including the location of Primary Aggregate Resources and Nipissing Diabase in the Planning Area".	Revised per comment.
		Please specify whether "areas of mineral aggregate potential" refers to Primary and/or Secondary Aggregate Resources as shown on Schedule 'C', or to Metallic Mineral Potential above a certain threshold as shown on Schedule 'D'.	Revised to reference Schedule C – Primary/Secondary Aggregate Resources.
		Please update "Ministry of Energy, Northern Development and Mines" to "Ministry of Natural Resources".	References to specific ministries have been replaced with generic references to the Province to remain up to date as ministry names change.
		The OP should clarify that permit applications on Crown land are regulated under the <i>Aggregate Resources Act</i> and do not require a Zoning By-Law Amendment.	Revised per comment.
		Wording suggestion for Policy 3 e). Update the term “mining” to “ aggregate extraction ” as the word mining can become confused with mining activities regulated under the <i>Mining Act</i> .	Revised per comment.
		Policy 4 of this section speaks to minimum influence areas for aggregate operations. Revise the OP to include policies for minimum influence areas that align with one of the following technical guidance resources, as applicable: MNR’s Non-Renewable Resources Training Manual (1997) recommends that, where an application for development occurs within 500 m of a bedrock quarry operation or 300 m of an aggregate pit operation, the applicant should be required to assess the impact of the proposed development on the mineral aggregate resource and mineral aggregate operation. In the absence of site-specific studies, the Ministry of the Environment Conservation and Parks’ (MECP) Guideline D-6 - Compatibility between Industrial Facilities and Sensitive Land Uses applies to pits and quarries where sensitive land uses (including residential uses) are proposed near an existing pit and/or quarry. Guideline D-6 advises that sensitive land uses (like homes) near pits and queries should follow these guidelines: • Assess potential impacts within 1000 m of an existing pit or quarry before approving new developments. • Maintain a minimum separation distance of 300 m between existing pits/quarries and new sensitive land uses.	Revised per comment.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		The high-mineral potential area isn’t referred to in the text and schedule properly. Revise as follows: ... Areas having high potential for the discovery of mineral resources are shown as a constraint on Schedule ‘DC_1’ to this Plan, which is highlighted by the trace of the Nipissing Diabase. Ontario Mineral Inventory (OMI) points, appearing on Schedule C-1, are also indicators of mineral potential.	Revised per comment.
		The Mineral Deposit Inventory (MDI) term has changed to the Ontario Mineral Inventory (OMI). Revise the text where needed.	Revised per comment.
		Section 3.6 (Abandoned Mine Sites): Inaccurate reference to the name of the ministry, schedule, and who to consult with the Province. Revise as follows: Paragraph 2) “The location of mine hazards are shown on Schedule “~~DC~~DC_1’. When development is proposed within 1,000 metres of a mine hazard there is potential for impact on a proposed development. The local Township and proponent shall consult with the Ministry of Energy and Mines, <i>through the Northeast Regional Land Use Geologist</i>, in order...”	Revised per comment.
		The OP should include the provincial recommendation that all lands within 300m of an inland lake trout lake (at capacity) on the Canadian Shield are considered adjacent lands for PPS Policy 4.1.6.	Revised per comment.
		The OP defines fish habitat as “spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes”. This definition does not quite reflect the definition provided in the PPS and should be updated.	Revised to reference PPS definition for fish habitat.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		The planning area is within Ecoregion 5E. PPS Policy 4.1.5 f) directs that development and site alteration shall not be permitted in coastal wetlands in Ecoregions 5E, 6E and 7E unless it’s demonstrated that the proposal will have no negative impacts on the wetland or its function. The OP does not include non-significant coastal wetlands in the development and site alteration restriction outlined in OP Policy section 3.8.2.4, Policy 2. MNR can confirm there are several coastal wetlands in the planning area. Prior to any development or site alteration, the applicant should be required to hire a qualified professional to demonstrate that the proposal will have no negative impact on the wetland or its function. As of January 1, 2023, MNR no longer reviews or confirms wetland evaluations. Instead, a qualified wetland evaluator, who has completed the necessary training and is certified under OWES, must be retained. Data on the location of coastal wetlands is available through the Natural Heritage Make a Map tool and the Wetland database on Ontario GeoHub.	Revised to include policy that requires screening of significant wildlife habitat per the NHRM guidelines.
		The OP does not include a policy to screen for the presence of significant wildlife habitat (SWH) prior to new development or site alteration. Not all significant wildlife habitats are known/mapped. The OP should include a trigger for when additional evaluation for the presence of SWH should be required, described in Natural Heritage Reference Manual (NHRM). In addition to the NHRM, several resources are available to help planning authorities and professionals with this task: The Significant Wildlife Habitat Technical Guide Significant Wildlife Habitat Mitigation Support Tool Significant Wildlife Habitat Criteria Schedule for Ecoregion 5E These resources provide valuable information for scoping site assessments, identifying significant wildlife habitats and identifying how to mitigate impacts to significant wildlife habitats. The OP should consider habitats of species of Special Concern and other sensitive species as significant wildlife habitats. These species are listed in the Ministry of the Environment, Conservation, and Parks (MECP) Species at Risk in Ontario (SARO) list, available on e-laws and the Ontario Species at Risk webpage.	

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		The Draft Official Plan permits one Additional Residential Unit (ARU) as-of-right within the principal dwelling in the Shoreline designation. Given the sensitivity of shoreline environments, reliance on private wells and septic systems, MECP D-5-4 and D-5-5 requirements for demonstrating sewage and water compatibility, and the updated provincial direction exempting environmentally sensitive and servicing-constrained areas from mandatory as-of-right ARUs, it is recommended that all ARUs within the Shoreline designation require a site-specific Zoning By-law Amendment demonstrating: (1) sewage system compatibility, (2) no negative groundwater or lake impact, and (3) conformity with the Lakeshore Capacity Assessment framework and the 30-m non-development buffer.	Policy has been revised to reflect that ARUs in the Shoreline designation are subject to ZBLA per the criteria noted in the comment.
		For consistency with PPS policies 2.6.1 and 4.3.2, the OP needs to clearly differentiate between Permitted Uses for Rural Areas and for Agricultural Areas.	Refer to Section 2.3.1 for the permitted uses in the Rural designation and Section 2.4.1 for the permitted uses in the Agricultural designation.
		Detailed hydrogeological assessments may be required for development proposals with individual on-site sewage systems and individual well water. The Plan references D-5-5 (drinking water), but it does not reference D-5-4 (sewage). It should refer to these procedures as the acceptable procedures for determining adequate site conditions for individual water and sewage system development on lands with private services.	Revised per comment.
		The terms Indigenous, First Nation and Métis are used in an inconsistent and sometimes duplicative manner throughout the section.	Revised per comment.
		Municipal Heritage Registers are a key land use planning tool, and they directly support policies 4.6.1 and 4.6.4.a), so it is important that the Planning Board consults such Registers when reviewing development applications. For example, a Register helps fulfill PPS Policy 4.6.1 by identifying properties with built heritage resources and/or cultural heritage landscapes, providing a basis for evaluating cultural heritage value or interest under Ontario Regulation 9/06 and informing decisions by planning authorities, property owners, consultants and others during the development review process. The local Townships within the Planning Board are required to maintain a Municipal Heritage Register. Newly listed properties must meet the criteria for determining cultural heritage value or interest found in O. Reg. 9/06 under the <i>Ontario Heritage Act (OHA)</i>. The municipalities shall make their register available on a publicly accessible website. The register shall be updated regularly to ensure effective conservation. Check Appendix A for suggested wordings.	Revised per comment.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

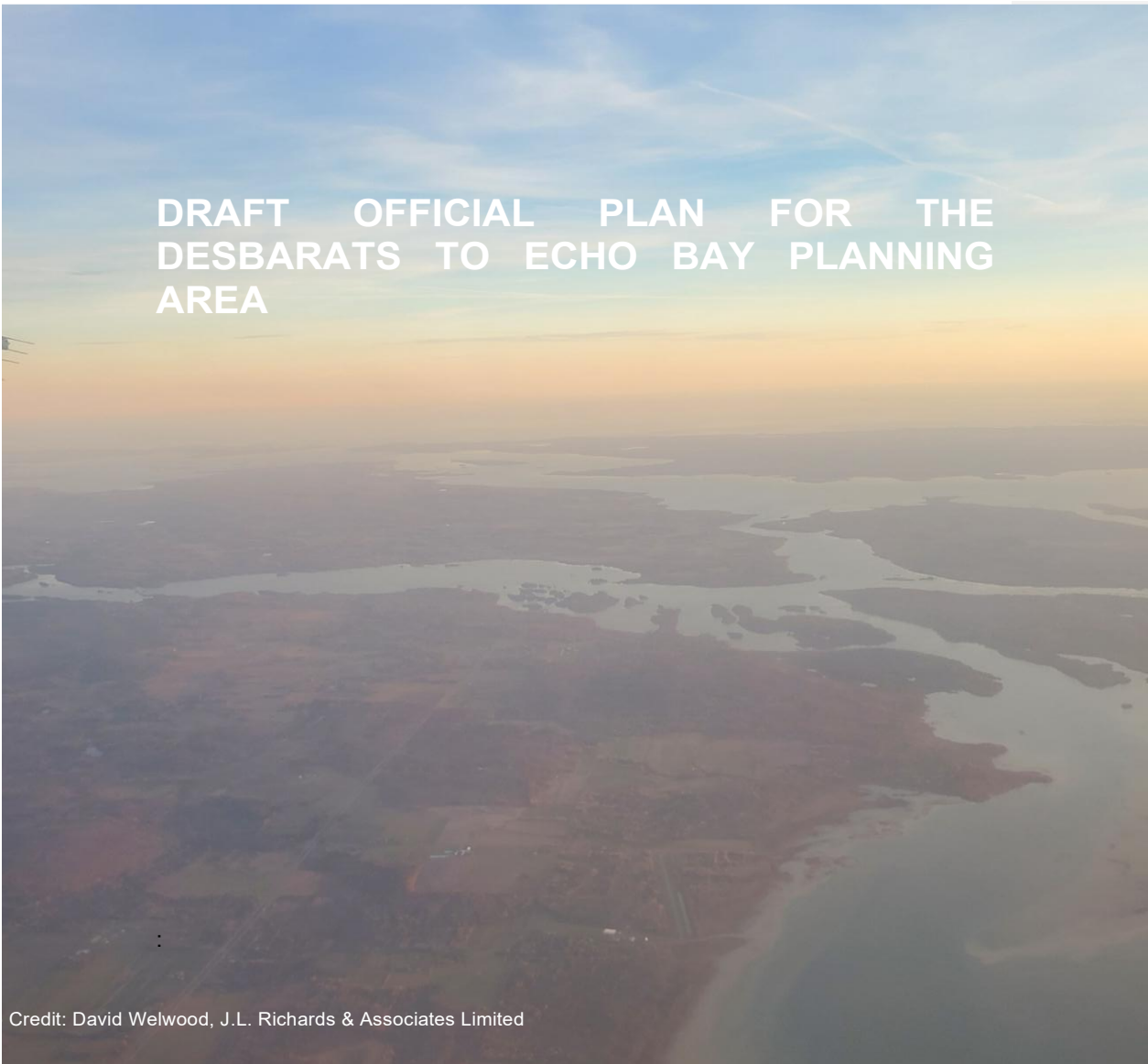
#	COMMENT FROM	COMMENT	RESPONSE
		This policy about adjacent lands should be revised for consistency with PPS Policy 4.6.3. Technical requirements for HIAs should not be embedded directly in the OP as it is subject to change over time. Information about Heritage Impact Assessment should be deleted. It would be appropriate to prepare a Terms of Reference or refer to MCM's guidance on the Planning Board's website. Check Appendix A for suggested wordings.	Revised per comment.
		This policy should be revised for consistency with PPS 2024 and the <i>OHA</i>. Terminology should reflect that in the PPS, 2024 and the <i>OHA</i> and should be used consistently throughout the document. Check Appendix A for suggested wordings.	Revised per comment.
		This introductory paragraph about archaeological resources and determining archaeological potential should be revised for consistency with PPS policy 4.6.2. A policy should be added to the OP about consulting existing registers and maps of archaeological resources and areas of archaeological potential. Maps of areas of archaeological potential can be accessed through a data sharing agreement with MCM. This policy should be revised to acknowledge that archaeological resources include both terrestrial and marine resources as per the definition of 'archaeological resources' in the PPS 2024. Check Appendix A for suggested wordings.	Revised per comment.
		This policy about cemeteries and burials should be revised for consistency with PPS Policy 4.6.2 and the <i>OHA</i>. Terminology should reflect that in the PPS 2024 and the <i>OHA</i> and should be used consistently throughout the document.	Revised per comment.
		Archeological resources should be assessed, documented, and conserved before development and site alteration is located on lands containing archaeological resources, not after the fact. This policy should be revised for clarity and consistency with PPS Policy 4.6.2 and the <i>OHA</i>. Check Appendix A for suggested wordings.	Revised per comment.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		The <i>Ontario Heritage Act (OHA)</i> provides municipalities with tools to implement PPS 2024 policies related to cultural heritage and archaeology (Section 4.6). Terminology should align with the PPS 2024 and the <i>OHA</i> and be used consistently throughout the document. While the PPS 2024 does not define “cultural heritage resources,” the term is used in other provincial documents to collectively refer to archaeological resources, built heritage resources, and cultural heritage landscapes. Please use the specific terms when referring to each individually, and “cultural heritage resources” when referring to all three. The draft OP definitions for “built heritage resources” and “cultural heritage landscapes” are not consistent with the PPS 2024. In addition, the term “conserved” is defined broadly in the PPS 2024, and its use in the draft OP should be revised to reflect this full scope. The PPS definitions do not need to be repeated in the OP, which helps avoid future revisions if the PPS is updated. Check Appendix A for suggested wordings.	Revised per comment.
		A marine archaeological assessment is required when a marine archaeological resource is identified. This policy should be revised for consistency with PPS Policy 4.6.2. Terminology should reflect that in the PPS 2024 and the <i>OHA</i> and should be used consistently throughout the document.	Revised per comment.
		This policy should be clear about the archaeological assessment requirements for a plan of subdivision. Add the following: 1) As part of the Draft Plan approval, the following provisions apply: o) The Planning Board shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any plan of subdivision proposal affecting areas containing an archaeological resource or considered to have archaeological potential.	Revised per comment.
		The <i>Planning Act</i> now requires discounted parkland dedication rates for affordable and non-profit housing developments. The OP should be updated to reflect these changes to ensure clarity and compliance.	Revised per comment.
		The OP designates all areas of every Township in the Planning Board and emphasises that all uses may fall under Site Plan Control. Bill 23 exempted residential developments with 10 or fewer units from site plan control, with certain exceptions. Please revise the OP to reflect the exemption under <i>Planning Act</i> Sub-Section 41(1.2) and O.Reg 254/23	Revised per comment.
		The <i>Building Faster and Smarter Act</i>, 2025 (Bill 17), removed the ability for municipalities to require new complete application studies/reports beyond what is identified in their official plan. Please revise the policy as follows: Studies That May Be Required to Accompany a Planning Application Further to Section 5.5.1, the following are the types of studies that may be required to accompany a Planning Act Application, however this list is not exhaustive.	Revised per comment.

Comment & Response Matrix – Council, Planning Board Members and Staff Comments

#	COMMENT FROM	COMMENT	RESPONSE
		It was mentioned in Section 3.9 of the OP that Waste Disposal Areas are identified on Schedule ‘A’ of this official plan. Waste Disposal sites have not been identified in Schedule A1, A2, or A3. Please revise the schedules to identify waste sites. If applicable, identify waste sites as operating vs non-operating or open vs closed landfills on Schedule A. Schedule A Should also delineate Province-wide Cycling Network segments and municipal active transportation corridors.	
		Numerous natural heritage features are not included in this schedule, including but not limited to: Fish habitat features A documented northern pike spawning area in Echo Bay marsh 2 bald eagle nesting sites along the north side of Echo Bay marsh A waterfowl staging area and black tern breeding area in Echo Bay Marsh Schedule B should be updated to include all known natural heritage features to support the implementation of section 4.1 of the PPS. Detailed data is available through the following GeoHub datasets: Aquatic resource area polygon segment Aquatic resource area line segment MNR’s Inland Ontario Lakes Designated for Lake Trout Management (2015) Fish activity area Ontario GeoHub Wildlife Values Area Ontario GeoHub Wildlife Values Site Ontario GeoHub	
		Add the Ontario Mineral Inventory (OMI) points layer available on Geology Ontario, OGS Earth. The same map could be used to show mineral potential as the potential is governed by the presence of the Nipissing Diabase as evidenced by the MMPET map with few exceptions.	
		The Metal Mineral Potential Evaluation Tool (MMPET) map should be used to create a high-mineral potential zone map. Delete the MMPET map from the schedule. It shouldn’t appear in the official plan, nor its mention.	



DRAFT OFFICIAL PLAN FOR THE DESBARATS TO ECHO BAY PLANNING AREA

Credit: David Welwood, J.L. Richards & Associates Limited

This Official Plan serves the Desbarats to Echo Bay Planning Area comprised of the Townships of:
Johnson • Tarbutt • Laird • Macdonald, Meredith and Aberdeen Additional

Prepared By:



**J.L. Richards
& Associates Limited**
314 Countryside Drive
Sudbury, ON Canada
P3E 6G2
705 522 8174
www.jlrichards.ca

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APPENDICES

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1 THE VISION AND LAND USE CONCEPT

1.1 BASIS OF THE PLAN

- 1) The purpose of the Official Plan is to set forth land use and planning policies for the Debarats to Echo Bay Planning Area (Planning Area) over the next 25 years;
- 2) The Official Plan policies sets the guidelines for sustainable development within the Planning Area that is environmentally and economically viable;
- 3) The goal is to formulate policies that are attainable and adapted to the natural, historical, environmental, and economic context of the Planning Area;
- 4) All planning decisions are required to conform to the Official Plan as per Section 24(1) of the *Planning Act*.

1.2 LEGISLATIVE BASIS

- 1) The *Planning Act* requires that municipalities have Official Plans which contain goals, objectives and policies established primarily to manage growth and direct physical change;
- 2) The *Planning Act* identifies matters of Provincial Interest, further defined in the Provincial Planning Statement 2024 (PPS);
- 3) This guiding document was reviewed, and adopted in conformity with the requirements of the *Planning Act* and the PPS;
- 4) The Official Plan conforms to the Growth Plan for Northern Ontario (2011) that provides guidance to align provincial decision-making and investment in Northern Ontario. The strategic directions include the diversification of traditional resources-based industries, supporting workforce education and training, integrating infrastructure investments and planning, and supporting indigenous population's participation in the economy. The Official Plan aims to consolidate these strategic directions in policy;
- 5) The Official Plan will be reviewed in accordance with the *Planning Act* and be amended by the Planning Board. Amendments to the Official Plan are made in line with zoning by-law amendments so that implementing by-law are always consistent with the Official Plan.

1.3 THE COMMUNITY VISION

This Official Plan (Plan) is a land use policy document that is intended to provide

guidance and leadership with respect to future growth and development within the Desbarats to Echo Bay Planning Area, comprised of the Townships of Johnson, Tarbutt, Laird and Macdonald, Meredith and Aberdeen Additional. The planning area is comprised of approximately 50,000 hectares of land, an extensive Great Lakes shoreline, 20 inland lakes, two serviced settlement areas and an established resource and agricultural area.

The residents of this area enjoy a good quality of life and consider the maintenance of the rural and shoreline character of this regional area to be an important aspect in protecting this quality of life over the long term. There are certain aspects and characteristics that contribute to a good quality rural lifestyle including the natural environment, the people, the agricultural and rural areas, the open scenic countryside, wooded areas, and the shoreline of Lake George and the North Channel on Lake Huron. The Planning Area is also distinguished by its unique landforms and rich history that in part is founded upon agriculture and resource industries.

The primary growth areas in the Planning Area are the settlements of Echo Bay and Desbarats. Both settlements provide opportunities to accommodate a wide range of new land uses to accommodate housing and employment needs of existing and future residents. It is estimated that the population of the Planning Area could increase by up to 1,139 persons between 2021 and 2051. This increase is related in part to new young families to the area, out-migration from the City of Sault Ste. Marie and Southern Ontario and the opportunity for lifestyle-based housing in the Planning Area.

This Official Plan also provides for a range of compatible land uses in the agricultural and rural areas. It is the intent of the Plan to protect and maintain the agricultural and rural areas and restrict land use that could undermine the continued functioning of and compatibility within the agricultural and rural areas. It is also the intent of this Plan to protect and support natural systems in part by maintaining a natural rural landscape integrated with farm and resource activities.

1.4 LAND ACKNOWLEDGMENT

Desbarats to Echo Bay Planning Area is located on ~~the uncoded territory of~~ the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, and the Historic [Sault Ste. Marie](#) Métis Council.

The Planning Board honours the land of ~~the First Nation~~[Indigenous](#) peoples and their valuable past and present contribution to this land.

1.5 SUSTAINABILITY

Official Plans are premised on principles of sustainability. This means the

community will try to meet the needs today without unreasonably compromising opportunities for future generations.

The policies of this Plan are founded on the premise that a sustainable community is composed of the following three principle elements in balance:

- 1) The Environment: a connected system of environmental features that support a healthy ecosystem;
- 2) The Economy: a strong, rural based economy that contributes within a regional context; and,
- 3) The Socio-Cultural Fabric: a strong sense of culture and heritage and the provision of affordable public services and amenities.

1.5.2 Environmental Sustainability

This Plan identifies a number of defining environmental features that contribute to the area's quality of life. The protection of these features is an important principle in this Plan.

This Plan contains policies that recognize the character of green spaces, agricultural lands, water resources, and terrestrial landscape as resources that contribute to the natural character of the Planning Area.

The policies of this Plan also protect Provincial interests in land use planning as reflected in section 2 of the *Planning Act* including the protection of natural resources such as agricultural lands, natural heritage features, and mineral aggregate resources. This Plan will support innovative and sustainable development policies and practices to protect the natural environment and help reduce greenhouse gas emissions.

Energy conservation and the encouragement of innovative energy supply alternatives are components of the Planning Board's vision for sustainable development. Together, these policies will help future development in the Townships adapt to the impacts of climate change at the local level.

1.5.3 Economic Sustainability

A sustainable economic future for the Planning Area will be made possible by ensuring stable and sound fiscal positions of the local Townships to support the services required by their citizens. In part, this will be achieved through sound fiscal management and re-enforcement that this a rural community, serviced by two primary settlement areas, Desbarats and Echo Bay.

This Plan will encourage entrepreneurial spirit and investment opportunities based in agriculture and rural land use. [The](#) Planning Board believes that the

combination of mixed-use in the settlements, combined with a rural lifestyle and live-work opportunities, will contribute in a small but meaningful way to regional economic sustainability.

1.5.4 Social Sustainability

The policies of this Plan are intended to foster a good quality of life for all residents by supporting a healthy, rural lifestyle, characterized by clean air, local food production, open space and connectivity with nature. The Planning Board does not anticipate these characteristics will change in a significant way over the planning horizon and recognizes that many of the social services which citizens need or depend on may be found within larger urban centres.

1.6 GOALS AND STRATEGIC OBJECTIVES

1.6.1 The Environment

It is the goal of this Plan to protect significant natural heritage features and functions in the Townships while recognizing that resource industries are important to local and provincial economies.

- 1) To protect significant environmental features and their associated ecological functions.
- 2) To ensure that an understanding of the natural environment factors into land use decision-making in the Planning Area.
- 3) To ensure that land use planning contributes to the protection, maintenance, conservation and enhancement of groundwater resources.
- 4) To ~~prevent changes to the~~protect water quality through ~~measures such as~~ the assessment of hydrological and hydrogeological impacts upon watercourses, lakes, aquifers and wetlands caused by land use.
- 5) To protect provincially significant wetlands and significant coastal wetlands and the habitats and ecological functions they provide.
- 6) To encourage the protection of an open space system that links environmental and recreational resources in the Planning Area.
- 7) To mitigate greenhouse gas emissions and support climate change adaptation measures.

1.6.2 Rural and Agricultural Areas

It is the goal of this Plan to maintain and promote the open space character of the rural and agricultural areas, which currently accommodate farms, agricultural-

related industry, resource industry, country homes, recreational uses and a landscape characterized by agricultural fields and forests.

- 1) To permit agri-business and secondary uses that support local producers and contribute to the local economy.
- 2) To protect the agricultural and rural land base by regulating lot creation and land uses which are less compatible with rural and agricultural uses.
- 3) To encourage the development of low-intensity resource-related recreational and eco-tourism uses in the rural areas, provided the use has a minimal impact on the character of the rural area and is properly sited.
- 4) To avoid the intrusion of land uses that may create compatibility issues with agricultural and normal farm practices, the rural character and/or resource activities of the area.

1.6.3 The Shoreline

It is the goal of this Plan to protect the character of shoreline areas in the interest of supporting riparian ecosystems and to support the recreation-based communities that have evolved in some shoreline areas of the Planning Area.

- 1) To restrict incompatible land uses in shoreline areas in the interest of maintaining compatibility with recreation-related uses and protecting sensitive habitat areas proximate to shoreline areas.
- 2) To recognize that the shoreline is a primary focus for recreation and lifestyle-related land uses.
- 3) To permit development and redevelopment that is appropriate for the land, compatible in its surroundings and in keeping with the general character of the shoreline communities.
- 4) To recognize the importance of public access to the waterfront and to work with landowners and agencies in an effort to improve access to the shoreline.
- 5) To place a high value upon natural and diverse vegetation on the shoreline and to protect such vegetation where planning approvals provide opportunities to do so.

1.6.4 Settlement Areas

It is the goal of this Plan to direct the majority of growth and development in the Planning Area to the Echo Bay and Desbarats settlement areas.

- 1) To recognize Echo Bay and Desbarats as settlement areas and to direct the majority of new growth to these areas;
- 2) To encourage a range of housing forms in the settlements in an effort to address affordability and the housing needs;
- 3) To allow a mix of commercial and industrial land uses in appropriate areas of the settlements and to plan to accommodate these uses in a compatible manner;
- 4) To provide and support a range of recreational and cultural amenities and uses to accommodate the needs to residents;
- 5) To maximize the use of existing infrastructure and services;
- 6) To promote compact development and mixed-uses in support of complete communities.

The Planning Board may identify and promote the redevelopment of designated and vacant and/or underutilized sites, including surplus municipal lands and buildings, and areas in transition in the settlement areas of Desbarats and Echo Bay taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs. These areas may be redeveloped in accordance with the policies of this Plan.

1.6.5 Affordable Housing

Affordable housing, in the case of ownership housing, refers to the least expensive of housing for which the purchase price results in annual accommodation costs less than 30% of gross annual household income for low and moderate income households, or housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Planning Area. In the case of rental housing, affordable housing refers to the least expensive of a unit for which the rent is less than 30% of gross annual household income for low and moderate income households, or a unit for which the rent is at or below the average market rent of a unit in the Planning Area.

It is the intent of this Plan to ensure that existing and new residents have access a range of housing options including affordable housing choices.

Partnerships with the Algoma District Social Services Administration Board are encouraged to develop affordable housing supply. An affordability target of 20% of the total housing supply is established for the purpose of this Plan.

To this end this Plan accommodates a wide range of housing types in the Villages and provides for additional residential units and other forms of intensification,

which will contribute towards affordability objectives.

Each local Township will maintain an appropriate supply of residential land, facilitate residential intensification and redevelopment, where appropriate, and permit a variety of housing types to help meet affordable housing targets.

Township Councils will encourage and work with the public, private, and not-for-profit sectors to deliver affordable housing.

1.7 THE LAND USE CONCEPT

The following land use designations are designed to reflect major land uses presently occurring or that are anticipated to occur in the Planning Area.

1.7.1 Village

The Village designation applies to the existing settlement areas of Desbarats and Echo Bay but not including the Mixed-Use designation.

1.7.2 Mixed-Use

The Mixed-Use designation applies to lands in the Echo Bay settlement area which have historically been planned and developed for a range of employment and service commercial uses.

1.7.3 Rural

The Rural designation generally includes all of the rural area in the Planning Area which are located outside of the Agricultural area, the Shoreline and the settlement areas.

1.7.4 Agricultural

Lands designated Agricultural comprise the prime agricultural area of the Planning Area and are comprised primarily of existing agricultural lands and areas contiguous to active farmland which are intended to support and sustain regional agri-business over the long-term.

1.7.5 Shoreline

The Shoreline designation applies to all lands in proximity to the waterfront which include lands developed for recreation-based uses and residential uses, as well as natural areas.

1.7.6 Environmental Protection

The Environmental Protection designation applies to lands that contain physical characteristics which could cause significant property damage or loss of life if development was permitted (i.e., floodplains, fish habitat, organic soils, etc.).

1.7.7 Open Space

The Open Space designation applies to municipal-owned lands which are maintained for use as public parkland and/or recreational facilities.

2 LAND USE DESIGNATIONS

2.1 VILLAGE

The Village designation will support a mix of uses including residential, commercial, institutional and open spaces. The predominant use of land in the Village designation is residential, however a mixed commercial core area is present in both the Desbarats and Echo Bay settlement areas. The Village designation allows for a variety of housing types and densities, in addition to facilities and services such as schools, parks, places of worship, community services, and local neighbourhood-oriented commercial uses, which are integral to and supportive of a residential environment.

The Village designation permits a variety of housing types and accommodates and encourages a variety in size, design, tenure, accessibility, and affordability to meet the housing needs of the Township. The implementing Zoning By-law will provide zones that are categorized by dwelling type and include performance standards.

2.1.1 Permitted Uses:

- 1) Low density residential uses are permitted including single detached dwellings, semi-detached dwellings, and duplex dwellings.
- 2) Additional residential units and group homes are considered residential uses and are permitted in accordance with the policies of this Plan.
- 3) Medium to high density buildings (i.e. triplex, fourplex, row or block townhouses, apartments, and multi-residential buildings) are also permitted, subject to the following considerations:
 - a) The type and size of the development;
 - i) The adequate provision of services and parking;
 - ii) Proposed buffering provisions that shall serve to minimize any potential adverse effects on adjacent properties;
 - iii) The design of the development in relation to the character, scale, massing, height, and streetscape features of adjacent buildings.
 - b) Seniors housing including seniors' apartment buildings, assisted living facilities, and long-term care facilities are permitted. Related commercial uses may also be permitted. The development of any new seniors' facility and related commercial uses, including the conversion of an existing building, may require a site-specific Zoning By-law Amendment and Site Plan Control.

- 4) Additional needs housing including group homes, crisis care and shelters are permitted in the Village designation.
- 5) Affordable housing is promoted in accordance with the policies of this Plan and the Algoma District Services Administration Board Housing and Homelessness Plan.
- 6) Existing mobile home parks are permitted in accordance with the policies of this Plan.
- 7) Tiny homes are permitted in accordance with the policies of this Plan and the Ontario Building Code.
- 8) Bed and breakfasts are permitted in accordance with the implementing Zoning By-law shall define a bed and breakfast establishment and may further detail the conditions under which a bed and breakfast establishment may be permitted.

Complementary land uses may be permitted in the Residential area where they are compatible with the residential environment, including parks and open space and institutional and community facility uses.

- 9) Home-based businesses are permitted in the Residential area, subject to the policies of this Plan, and may require approval of a site-specific Zoning By-law Amendment.
- 10) Mixed-use and small-scale commercial uses are permitted within the Village designation and are generally focused in the following locations:
 - a) in Echo Bay commercial uses may be permitted in the area along ~~Old~~ Highway 17 ~~B~~ north of Church Street and south of the Loon Dollar Monument, and along Church Street between ~~Old~~-Highway 17 ~~B~~ and Lake Street.
 - b) In Desbarats in the core area around the intersection of Lake Huron Drive and Main Streets.
- 11) Other neighbourhood-serving commercial uses and personal services uses may be permitted in the Village designation, where they serve the immediate needs of nearby residents and are compatible with the surrounding residential area, subject to a site-specific Zoning By-law Amendment. The Zoning By-law may set out additional performance standards including floor area, height, parking, and landscaping requirements. Local commercial uses may be subject to Site Plan Control. Compatibility will be assessed based on the following:
 - a) Potential affects to the character of the surrounding residential area;

- b) Noise and traffic generation; and
- c) Overall number of local commercial uses, location, and design.

2.1.2 Policies

- 1) New residential development must be compatible with the existing physical character of established neighborhoods, with consideration given to the size and configuration of lots, building setbacks, building height, and other provisions applied to nearby properties under the Zoning By-law.
- 2) New development will occur within and adjacent to the existing built-up areas in settlement areas. Emphasis will be placed on achieving a mix of uses and densities that allows for the efficient use of land, infrastructure and public service facilities.
- 3) Where expansion onto vacant, undeveloped lands is proposed, the following phasing policies will be considered at the time of the application review:
 - a) The proposed development represents a contiguous expansion within the settlements areas;
 - b) The proposed development represents a logical utilization of existing municipal infrastructure and public services;
 - c) The proposed development completes or rounds out existing neighborhoods with respect to road connections, waterline looping, and public services facilities such as schools and recreation facilities;
 - d) The area is experiencing growth pressure, as evidenced by adjoining development and the available supply of lots/units in existing registered and draft approved plans of subdivision/condominium; and
 - e) Land supply requirements and intensification targets will be monitored and reviewed on a five-year basis.
- 4) The redevelopment of under-utilized commercial or institutional sites for housing is encouraged.
- 5) Development of additional needs housing and supportive housing including accessibility features will be supported in areas that have access to community amenities, services and health care.
- 6) New subdivisions and redevelopment in the Village shall demonstrate conformity with the targets for the provision of medium to high density housing in Section 4.7.1 of this Plan.

2.2 MIXED-USE

The Mixed-Use designation permits a variety of commercial and light industrial uses. It is the intent of this Plan to promote the growth of the business function of this area by promoting the expansion of retail, office, public uses, light industrial and institutional uses.

2.2.1 Permitted Uses:

- 1) Permitted commercial and institutional uses shall include, but not be limited to, retail operations, service commercial uses, offices, restaurants, motels and hotels, personal and related services, tourist services and facilities, entertainment uses, institutions, government and public operations, and general business activities appropriate to the settlement areas.
- 2) Industrial uses may be permitted subject to adequate separation distances as per [MECP Provincial](#) Guidelines when proposed near sensitive land uses and subject to the following:
 - a) Separation distances will vary depending upon the nature of the proposed industrial use. The approval of development proposals shall be based upon the achievement of adequate separation distances and the recommendations of the required studies. The intent of this Plan is to group industrial uses so as to maximize their compatibility and minimize any negative impacts on nearby residential or other sensitive land uses.
 - b) Permitted industrial uses shall include, but not be limited to, transportation, warehousing, processing, manufacturing, logistics operations, distribution, fabricating, and storage. In addition, certain other compatible uses are permitted, such as commercial uses accessory to industrial uses, commercial uses primarily serving the industrial area, wholesale uses, office uses, other quasi-industrial, or service or business uses, and commercial uses which require large sites for storage.
 - c) Cannabis Production Facilities may be permitted in the Mixed-Use designation subject to a zoning by-law amendment in accordance with the following criteria:
 - i) Cannabis production facilities shall be setback at least 300 metres from sensitive land uses, including but not limited to hospitals, places of worship, playgrounds and dwelling units and/or zones where these uses may be permitted, with the exception of a residence located on the same lot as a cannabis facility.

- ii) Cannabis production facilities shall not be permitted within 500 metres of a school or daycare facility.
- iii) The application shall be in accordance with Section 4.4.

2.2.2 Policies

- 1) It is the intent of this Plan that development within the Mixed-Use designation be comprehensively planned to ensure that servicing and access can be adequately addressed.
- 2) In the consideration of an application for a Zoning By-law amendment, the following issues will need to be justified by the proponent and considered by Council:
 - a) adequate parking and loading facilities are provided on the site;
 - b) such uses are designed to provide or maintain a desirable gateway to the community;
 - c) new or redeveloping uses incorporate landscaping to enhance the site and surrounding area;
 - d) outdoor storage areas are substantially screened from view;
 - e) the use can be accommodated on private or partial services which may require an assessment of sewage effluent demands and a hydrogeological study;
 - f) all options respecting shared access from the road are reviewed and implemented, where feasible;
 - g) parking areas are oriented to the rear or side of the lot so the primary building is prominent;
 - h) where a proposed use abuts or is located in proximity to an existing residential use, fencing, landscaping, berming or a combination of these design elements will be utilized to ensure that there is adequate screening between the uses;
 - i) land use compatibility will be achieved in accordance with Provincial guidelines;
 - j) Development in the Mixed-Use designation will be subject to site plan control; and
 - k) The phasing policies of [Section 2.1.2](#) shall apply to new development

in the Mixed-Use designation.

2.3 RURAL

Lands designated as Rural are intended to protect the natural amenities of the area and provide opportunities for recreation, tourism, agriculture, timber, wildlife, and resource-based activities, and limited residential development. The amount and type of development in the Rural area shall be consistent with maintaining its rural, natural heritage landscape.

2.3.1 Permitted Uses

- 1) Permitted uses include low density residential uses, agricultural uses, agriculture related uses, on-farm diversified uses, rural institutional, commercial and industrial uses, resort commercial uses, resource-based uses, such as forestry, mining and mineral aggregate, cemeteries, conservation, open space, natural resource management activities and linear open space trails are permitted in the Rural area, subject to the policies of this Plan.
- 2) Agri-tourism uses and agricultural research and training establishments as per [Section 4.2](#) are permitted.
- 3) Hunt camps are considered to be seasonal camps used for hunting and fishing, in accordance with the following policies:
 - a) A new hunt camp may be constructed on patent lands ~~or Crown lands~~ that do not have direct access to a public road, but where safe access is provided, subject to provincial and local requirements;
 - b) Where access to a new hunt camp is proposed by means other than direct access to a maintained Municipal Road or Provincial Highway the property owners shall be required to enter into an agreement with the applicable Township to recognize the proposed access and absolve the applicable Township of any liability associated with the access;
 - c) Development standards for hunt camps will be defined in the Zoning By-law; and,
 - d) The transfer of a hunt camp from the Crown to private ownership shall be subject to a Zoning By-law Amendment. The intent of the amendment is to consider an exemption from the established zoning requirement for the creation of new lots. It will also be a requirement of the amendment that the structure(s) and septic system comply with the *Ontario Building Code Act*.

2.3.2 Policies

Policies:

- 1) The agricultural system and agri-food network will be promoted, in accordance with [Section 4.2](#) of this Plan.
- 2) All development in the Rural designation shall comply with the Minimum Distance Separation Formulae, as amended from time to time.

2.3.2.2 Rural Residential

- 1) Low density residential uses are permitted in accordance with the following policies:
 - a) rural residential development will be compatible with the character of the surrounding existing uses, provided no additional public services, including the extension or creation of full or partial services would be required; [and](#).
 - b) one single detached dwelling is permitted on any existing vacant legal lot of record, provided that it fronts onto a road that is publicly owned and maintained year-round, a road developed through a vacant land condominium, or where it can be demonstrated that there is legal access onto the property; [and](#).
 - ~~c) an individual mobile home unit or individual modular home unit is permitted as a single detached dwelling unit provided it is constructed in accordance with the Ontario Building Code.~~
- 2) Additional residential units are permitted in accordance with [Section 4.1](#).

2.3.2.3 Agriculture in the Rural Designation

Agricultural uses, including farm operations, agriculture-related uses, on-farm diversified uses, and normal farm practices, are permitted, including small-scale agricultural uses, such as homesteading. Agricultural uses shall be subject to the following policies:

- 1) new land uses, the expansion of existing land uses, the creation of lots, and new or expanding livestock facilities must be compatible with their surroundings and comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in [Section 3.4 Land Use Compatibility](#), including compliance with the Minimum Distance Separation Formula; and,
- 2) new land uses, the expansion of existing land uses, the creation of new lots,

must protect and enhance rural natural heritage features and areas as described in [Section 3.4 Land Use Compatibility](#). Existing agricultural uses are permitted to continue in and adjacent to natural heritage features and areas.

2.3.2.4 Rural Commercial and Industrial Uses

The development of a rural commercial or industrial use that serves the needs of the rural area or recreational residents and visitors may be permitted, provided:

- 1) the subject lands have a minimum lot area of 4 hectares;
- 2) the floor area of the use ~~does not exceed 300 m² and~~ [is limited in size and](#) is compatible with surrounding uses;
- 3) the use is a dry use which can be accommodated on a Class 4 septic system approved by the Algoma Public Health Unit;
- 4) the use does not require extensive open storage or parking, and where open storage or parking is required, it is incidental to the primary use and screened from view;
- 5) retail or wholesale shall not be a principal use but may be permitted where it is limited in scale and offers goods and products produced on- site; and,
- 6) the development of a new commercial or industrial use shall be subject to a Zoning By-law Amendment and Site Plan Control.

2.3.2.5 Resource-Based and Resource-Related Uses

Resource-related uses are permitted in accordance with the following policies:

- 1) Resource-related uses include forestry, mineral aggregate operations and mineral mining operations, as well as exploration and advanced exploration. Existing resource-related uses are permitted and will be recognized in the Zoning By-law. New resource-related uses are encouraged and will be permitted through a Zoning By-law Amendment;
- 2) New land uses, the expansion of existing uses and the creation of new lots must have frontage on a road, be adequately serviced, comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in [Section 3.4 Land Use Compatibility](#), and protect and enhance rural natural heritage features and areas as described in [Section 3.6-8 Natural Heritage Features and Areas](#);
- 3) Forestry operations are encouraged to follow sound forest management practices and shall be set back from all shorelines an appropriate distance

Field Code Changed

so that clearing and cutting operations do not impact the visual quality and character of the shoreline. ~~Clear cutting shall be prohibited within 500 metres of the shoreline of Lake George or Lake Huron, unless carried out in accordance with sound forest management practices, and maintain appropriate vegetation buffers; and,; and.~~

- 4) New land uses and the expansions that substantially increase the useability of an existing use will be subject to Site Plan Control.

2.3.2.6 Creation of New Rural Residential Lots

In keeping with historic trends, future lot creation for rural residential use shall be guided by the following criteria:

- 1) A maximum of 3 new lots may be severed through the consent process from a lot that existed on the date of adoption of this Official Plan, ~~provided the original lot has an area of at least 5 hectares;~~
- 2) the severed and retained lands ~~should maintain a minimum frontage on a public road of 60 metres and have~~ a minimum lot area of 1 hectare ~~unless a hydrogeological study is submitted which determines that site conditions are suitable for the long-term provision of individual on-site water and sewage services with no negative impacts;~~
- 3) the boundary of the severed lot shall comply with the minimum distance required by the Minimum Distance Separation Formulae;
- 4) new rural residential lots must have frontage on a road that is publicly owned and maintained year round and is or can be adequately serviced by hydro, waste collection, school busing, police services, fire services and paramedic services;
- 5) new rural residential lots must be compatible with their surroundings and comply with the minimum setbacks required to achieve land use compatibility with other rural land uses as described in [Section 3.4 Land Use Compatibility](#);
- 6) new rural residential lots must protect and enhance rural natural heritage features and areas as described in [Section 3.8 Natural Heritage Features and Areas](#); and,
- 7) the proposed lot(s) comply with the criteria set out in [Section 4.12.2](#) (General Consent Policies) of this Plan.
- 8) Rural estate subdivisions may be permitted through an Official Plan Amendment, Rezoning and Plan of Subdivision and/or Condominium to ensure that the proposed development meets local and Provincial land use

planning interests and objectives.

2.3.2.7 New Infilling Lots

In addition to ~~Section 2.3.2.5~~ [Section 2.3.2.6](#), no more than two infilling lots may be created from a parcel in the Rural land use designation that existed on the date this Plan was approved, provided:

- 1) the original lot has a ~~minimum frontage of 90 metres and a~~ minimum lot area of 2.0 hectares;
- 2) the lot is to be located between two existing dwellings or lots which existed on the date this Plan was approved and which are located on the same side of the road and are approximately 200 metres apart;
- 3) the lots to be created ~~and retained each has have~~ a minimum area of 1 hectare and a minimum frontage ~~of 45 metres~~ on an improved, assumed public road maintained on a year-round basis ~~in compliance with the implementing Zoning By-law~~; and,
- 4) the proposed lot complies with the policies in ~~Section 4.6~~ [Section 4.12](#).

2.3.2.8 Original Lots of Record

Policies:

- 1) Original Township lots of record which were laid out in the original survey and have been merged in title may be severed along original lot lines, provided such lots abut a public road assumed for maintenance purposes.
- 2) Original Township lots that do not abut a public road may also be severed along original lot lines provided the severed and retained lots have access via a legal right-of-way and the owner enters into a consent agreement with the Township.
- 3) In cases where such lots can be provided access to a public road at reasonable cost, ~~the~~ Planning Board will seek input from the [local](#) Township with respect to the feasibility of upgrading the requisite road to municipal standards for assumption and maintenance purposes.
- 4) Notwithstanding Paragraph 1), original Township lots of record severed in accordance with this section shall be eligible for subsequent severance under [Section 2.3.5](#) of this Plan, except where such lots do not abut a public road.
- 5) For the purpose of this policy, an original lot of record is described as a quarter section having a lot area of 64.75 hectares (160 acres) ~~or~~ [32.37](#)

[hectares \(80 acres\).](#)

2.3.2.9 Rural Institutional Uses

Small-scale institutional uses which serve the community, such as public and private elementary schools, community centres, and places of worship may be permitted by a Zoning By-law Amendment provided Council is satisfied that:

- 1) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;
- 2) the water supply and private sewage system are appropriate to sustain the use; and,
- 3) the use is located on a site that has adequate land area to incorporate required parking, pick-up and drop-off area, recreational facilities (if required), landscaping and buffering on-site.

2.3.2.10 Cemeteries in the Rural Designation

In accordance with the *Cemeteries Act*, cemeteries may be permitted in the Rural land use designation subject to an amendment to the implementing Zoning By-law. For the purpose of this policy, a cemetery may include a crematorium as an accessory use. Before considering such an amendment, Council shall be satisfied that:

- 1) the size of the cemetery and the accessory uses are appropriate for the area;
- 2) the use can be accessed by roads which are designed to accommodate high volumes of traffic in short periods of time;
- 3) the applicant has fulfilled applicable technical requirements of the *Cemeteries Act*; and
- 4) For the purpose of this a Plan, a "Municipal Approval" that is required to obtain an approval under the *Funeral, Burial and Cremation Services Act* shall take the form of an approved Zoning By-law Amendment and Site Plan agreement.

2.4 AGRICULTURAL

The Agricultural land use designation applies to lands in the Planning Area which are considered to be a prime agricultural area or prime agricultural lands.

Lands designated Agricultural are areas where prime agricultural land predominates, which includes Canada Land Inventory (CLI) Classes 1, 2, and 3

soils in this order for protection and, therefore, have potential for agricultural production, areas demonstrating a concentration of farming activity, as well as pockets of lesser valued soils within the greater context of a prime agricultural area. A Land Evaluation and Area Review (LEAR) study was undertaken to define the extent of the Agricultural land use designation on Schedule 'A'.

The Planning Board [and local Townships](#) recognizes the importance of agriculture to the area's economy and importance for its food security.

2.4.1 Permitted Uses

- 1) Agricultural uses such as the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment;
- 2) limited on-farm diversified including those that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses;
- 3) agriculture-related uses including, a residential dwelling associated with a farm, farm-related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.
- 4) open space and passive recreational uses;
- 5) farm related exhibitions and agri-tourism subject to Section 2.4 of this Plan;
- 6) forestry and resource management uses;
- 7) additional residential units associated with a residential dwelling;
- 8) Schools, churches and cemeteries that service the immediate rural community relying on horse-drawn vehicles as the primary means of transportation shall also be permitted in accordance [Section 2.3.2.8Section 2.3.2.9](#).
- 9) Aggregate Extraction in Agricultural land use designation is permitted as an interim use provided that the site will be rehabilitated back to an agricultural

use, in accordance with the requirements of [Section 3.5.83-6.6](#).

Field Code Changed

2.4.2 Policies

Policies:

- 1) Support the protection of the Agricultural area by preventing fragmentation and loss of the agricultural land base.
- 2) Ensure compliance with the Minimum Distance Separation (MDS) formulae, as amended by the Province from time-to-time.
- 3) Protect Agricultural areas for long-term use for agriculture.
- 4) Permit all sizes and intensities of agricultural uses and normal farm practices in accordance with Provincial standards.
- 5) An additional residential unit on a farm is permitted in accordance with [Section 4.1-5](#).
- 6) ~~Negative impacts on the agricultural system where non-agricultural land uses may encroach into the Agricultural area will be avoided.~~ Impacts from any new or expanding non-agricultural uses on the Agricultural area will be avoided. If avoidance is not possible, such adverse impacts may be required to be minimized or mitigated through an agricultural impact assessment or equivalent analysis based on provincial guidance.

2.4.3 Lot Creation in the Agricultural Designation

Lot creation within the Agricultural designation is discouraged, however consent applications which meet one or more of the criteria below may be considered by Planning Board:

- 1) To create a farm parcel where the severed and retained lots are of a size appropriate for the type of agricultural uses typical in the area and are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations;
- 2) For the purposes of sub-section 1), although the preferred lot size of the severed and retained lots for agricultural uses is generally 40 hectares, Planning Board may permit severed and retained lots appropriate for the uses common in the area and are sufficiently large enough to maintain flexibility for future changes;
- 3) To accommodate an agriculture-related use, provided the lot is limited to the minimum size required to accommodate the proposed use and individual on-site water and individual on-site sewage services;

- 4) To sever a new residential lot for an existing, habitable residence surplus to a farming operation subject to the following criteria:
 - a) Planning Board shall require that the lands subject to the application are owned by a bona fide farmer who resides and farms in the Planning Area;
 - b) The new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services;
 - c) The remaining farm parcel shall be re-zoned to prohibit residential uses.
- 5) To create an infrastructure facility or corridor that cannot be accommodated through the use of easements or rights-of-way;
- 6) A lot with an additional residential unit may only be severed as a residence surplus to a farm consolidation, in accordance with [Section 2.4.3](#);
- 7) Notwithstanding the above policies, lot adjustments may be permitted for legal or technical reasons.

2.4.4 ~~Agricultural~~ Agriculture-Related and On-Farm Diversified Used

2.4.4.1 On-Farm Diversified Uses on Farms Properties

The development of a commercial, industrial or institutional use as an accessory or secondary use on a farm property is permitted subject to a Zoning By-law Amendment under to the following criteria:

- 1) The on-farm diversified use is compatible with and will not hinder surrounding agricultural operations;
 - a) The on-farm diversified use is limited in area to a maximum of 2% of the property area, up to one hectare;
 - b) Lot area and coverage for On-Farm Diversified Uses shall be in accordance with the Province's Guidelines for Permitted Uses in Ontario's Prime Agricultural Areas, as amended.
- 2) The following on-farm diversified uses shall be permitted as of right with any agricultural use:
 - a) Farm vacations;
 - b) Bed and breakfast establishments;

- c) Occasional agricultural demonstrations such as plowing matches or livestock shows or similar events.
- 3) For the purpose of this Plan, commercial event barns and banquet facilities are not considered to be an on-farm diversified use, with the exception of seasonal facilities designed to promote and market maple syrup.

2.4.4.2 ~~Agricultural~~Agriculture-Related Uses

The development of ~~agricultural~~agriculture-related commercial or industrial land use as an independent, primary use in the Agricultural designation may be permitted, subject to a Zoning By-law Amendment and a site plan agreement provided:

- 1) is compatible with surrounding agricultural uses and does not hinder the agricultural uses;
- 2) provides suitable buffering between adjacent residential uses;
- 3) would not create adverse impacts to natural features or watercourses which could not be mitigated;
- 4) does not require large volumes of water or generate large amounts of effluent;
- 5) has a maximum area of 2% of the lot area of the subject property up to a maximum of 1 hectare;
- 6) is directly related and secondary to the primary agricultural use;
- 7) the subject lands have a minimum lot area of 4 hectares;
- 8) the floor area of the use ~~does not exceed 300 m²~~is limited in size and is compatible with surrounding uses;
- 9) the use is a dry use which can be accommodated on a Class 4 septic system approved by the Algoma Public Health Unit;
- 10) the use does not require extensive open storage or parking and where open storage or parking is required it is incidental to the primary use and screened from view; and,
- 11) retail or wholesale shall not be a ~~principle~~principal use but may be permitted where it is limited in scale and offers goods and products produced on- site.

2.5 SHORELINE

The Shoreline designation as shown on Schedule 'A' to this Plan applies to lands generally within 300 metres from North Channel and Lake George, as well as inland lakes in the Planning Area, and as provided herein:

- 1) The Shoreline designation and its policies shall not extend within the limit of a settlement area;
- 2) Lands which physically relate to the Shoreline area, although extending beyond 300 metres from a water body shall be deemed to be within the Shoreline designation.
- 3) Lands which do not physically or functionally relate to the Shoreline area, although within 300 metres of the waterbody shall not be deemed to be within the Shoreline designation.
- 4) When determining if the lands physically or functionally relate to the waterfront, the following criteria will be considered:
 - a) The extent to which the lands or the existing or proposed use of the lands are associated with the Shoreline area.
 - b) The existence of topographic features or other terrain constraints (e.g., wetlands, hazard lands) which would limit or orient the proposed use of the land toward or away from the waterbody; and
 - c) The presence of man-made features (e.g., highways, railway rights-of-way, which would orient the proposed use of land toward or away from the water.
- 5) It is intended that new development and re-development reflects an appropriate scale and character and respects natural features and riparian ecosystems in the shoreline; to reduce impacts of new development on natural heritage features, groundwater and surface water resources in the area are minimized; and to minimize the impact of any new development on the natural shoreline while maintaining or enhancing the extent of natural vegetation in the shoreline area.

2.5.2 Permitted Uses

- 1) Low density residential uses, resort commercial uses, open spaces, marinas, and parks are permitted in the Shoreline designation, subject to the policies of this Plan;
- 2) Low density residential uses, including single detached dwellings and recreational dwellings, are permitted in accordance with the following

policies:

- a) new low density residential development shall be compatible with the existing and planned character of the area, serviced with individual water and sanitary services appropriate for existing and planned infrastructure and public service facilities;
- b) development standards for low density residential development shall be set out in the Zoning By-law; and
- c) one single detached dwelling or one recreational dwelling is permitted on any existing vacant legal lot of record, provided that it fronts onto a road that is publicly owned and maintained year round, except as provided for in [Section 4.10.7.4](#).

2.5.3 Policies

- 1) The Shoreline designation includes lands which are still in their natural state and are primarily undeveloped. The inclusion of these lands in the Shoreline designation does not imply that these lands will ultimately be developed and/or subdivided. However, it is a policy of this Plan to ensure that the future use of these lands is consistent with the objectives of the Shoreline designation.
- 2) Lands in the Shoreline designation not having frontage and direct access to a public road shall be placed in a zone that recognizes the limited nature of services provided.
- 3) No new development or site alteration, with the exception of shoreline structures, shall be permitted within 30 metres of the [shoreline high-water mark of surface water features](#). Within this setback, a natural vegetation buffer ("ribbon of life") ~~shall~~should generally be maintained on shoreline properties in a natural state, subject to the following:
 - a) Site Plan Control will be used to require a natural vegetation buffer on lands within the 30 metres setback, having a depth not less than 15 metres along the shoreline or watercourse.
 - b) Within the natural vegetation buffer, the cutting or removal of trees, shrubs or groundcover will not be permitted except for the removal of dead or diseased trees, debris or noxious or invasive plants, or where a landscaped corridor not greater than 9 metres in width is required for access between the dwelling and the shoreline.
 - c) Township Councils may require that a plan prepared by a professional competent in shoreline landscaping be engaged to prepare a shoreline vegetation management plan suitable for conserving and sustaining

Commented [RE1]: Comment from Planning Board:

Would render most waterfront lots legal non-conforming
Severely limits reasonable redevelopment –
garages, sheds, bunkies, saunas, etc.

No clear distinction between:

- new shoreline development, and
- redevelopment of existing legal lots

the natural environment.

- d) Reconstruction, replacement and minor additions to existing lawful buildings may be permitted provided such changes do not result in further encroachments into the shoreline setback and represent the most reasonable option to accommodate development on the lot. In addition, mechanisms such as subdivision agreements, consent agreements, site plan agreements, and site alteration by-laws may be utilized by the local municipalities to further minimize impacts on natural shoreline features._
- e) Filling, dredging, blasting and/or other shoreline alterations within 30 metres of fish habitat areas is discouraged and may be subject to enforcement by the Federal Department of Fisheries and Oceans.
- f) Subject to ~~any~~ the approval requirements of the local municipality Township Planning Board, the Ministry of Natural Resources Province, and the Federal Department of Fisheries and Oceans, new development may be approved in shoreline areas, adjacent to and within the required setback, subject to a satisfactory Environmental Impact Study being completed, which shows that development will not have a negative impact.
- g) In some cases, it is recognized that landowners may apply to seek relief from the required shoreline setback where the subject property is an existing undersized lot. In reviewing such cases, the Committee of Adjustment shall be satisfied that the reduction will not adversely impact environmental features or functions, and:
 - i) The proposed setback is reasonable based on the size, shape and/or topography of the lot; or
 - ii) Mitigative measures have been provided in the form of remediation, naturalization or more restrictive zone regulations; and,
 - iii) The proposed addition or replacement building conforms with Section 3.7 of this Plan (Natural Hazards).
- 4) Guest cabins may be permitted in the Shoreline designation as an accessory use to the principal residential use and shall be subject to zone regulations and/or Site Plan Control at the discretion of the Township. Guest cabins are not dwelling units nor are they Additional Residential Units, but rather are accessory, detached single-storey buildings designed for temporary sleeping accommodations and generally lack cooking facilities and sanitary facilities.

Commented [RE2]: Comment from Planning Board

Broad consultation triggers (e.g., DFO) applied to "adjacent lands" – I highly doubt we will be getting feedback and/or approval from the DFO for development – again, what about smaller items like garages, sheds, bunkies, etc. – if they fit within the zoning (% of lot coverage), can meet the setbacks, and have sufficient approvals from APH if anything is septic related then why do we need DFO weigh-in?

- 5) Shoreline access will be provided for the public when new subdivisions are proposed along shorelines. It is a goal of the [Planning Board](#) [local Townships](#) and Councils that 1 public access point should be provided for every 1 kilometre of shoreline.

2.5.3.2 Island Development

[Island properties are located throughout the Planning Area, including in the Townships of Johnson, Tarbutt, and Laird.](#)

Commented [RE3]: Which Townships does this section apply to?

~~6~~1) The Zoning By-law shall require larger lot sizes for islands and will place existing island lots in a specific zoning category. No additional lot creation shall be permitted on the islands unless such lots are accompanied by a mainland parking and docking area that is registered to the title of the island lot as an easement and is dedicated for use as a parking area through the local Zoning By-law.

~~7~~2) The Shoreline designation includes a number of island lots and lots which are accessible only by water. Currently there is no formal public or private parking area to accommodate mainland parking/docking for water access lots. The Planning Board and local Townships believe that the provision of an appropriate parking area or areas to accommodate the needs of the shoreline community is important and is prepared to work with citizens to address this issue. In attempting to address this issue, options may include but are not limited to:

- a) The establishment of public or private parking and docking areas;
- b) The requirement for agreements to confirm suitable mainland docking prior to the issuance of building permits for new dwellings or new lot creation;
- c) The establishment of a parkland dedication by-law, in accordance with [Section 4.12.4](#), to acquire funds to acquire and/or improve shoreline lands for public parking; and,
- d) The granting of easements to mainland residential lots to provide parking and dockage for no more than one water access lot, subject to the approval of a zoning by-law amendment, provided the mainland lot has a minimum of 45 metres of shoreline frontage and a minimum lot area of 0.4 hectares.

~~8~~3) Where any public initiative to address water access parking involves the expenditure of public funds or the use of public lands and such initiative is not subject to a *Planning Act* approval, the local Council will schedule an open public meeting to allow members of the public to learn about the

proposal and provide comments. Local Councils will consider the policies of this plan such as protection of environmental features, hazard lands, and conservation of cultural heritage ~~and archaeological~~ resources as appropriate.

2.5.4 Lot Creation in the Shoreline Designation

Land division by Plan of Subdivision/Condominium shall generally be deemed necessary if:

- 1) the extension of an existing public road or the development of a new public road is required to access the proposed lots or units; or
- 2) the area that is proposed to be developed is not considered to be infilling. Infilling shall be defined as the creation of up to three new lots on an existing road between existing developed parcels generally not further than 300 metres apart; or,
- 3) a Plan of Subdivision/Condominium is required to ensure that the entire land holding or area is developed in an orderly manner; or,
- 4) more than three new lots/units are being created.

2.5.4.2 New Residential Plans of Subdivision

New Plans of Subdivision or Condominium within the Shoreline designation shall only be considered if the majority of the lots within the Plan abut the shoreline and have direct access or frontage on a public road or a road owned and maintained by the Condominium Corporation that has access to a public road.

Plans of Subdivision or Condominium are considered by the Province as the approval authority.

Prior to the consideration of an application for Plan of Subdivision, ~~the Planning Board shall require~~the applicant shall provide the following as part of a complete application:

- 1) A Plan of Subdivision or Plan of Condominium in the shoreline shall occur in accordance with Section 4.12.1 of this Official Plan.
- 2) A Plan of Subdivision confirmed by an Ontario Land Surveyor designed in a manner that protects natural features and functions and is compatible with existing development in the shoreline community;
- 3) A Servicing Options Report, which shall include a Hydrogeological Study and which shall confirm that all lots can be serviced by a Class 4 sewage treatment system;

- 4) An Environmental Impact Study which may also require a site-specific Lake Impact Assessment and Management Plan to ensure the protection of natural features and functions throughout the construction and post-construction phase of development;
- 5) An Archaeological Assessment prepared in accordance with Provincial standards and guidelines and an Acknowledgement from the [Ministry of Citizenship and Multiculturalism Province](#);
- 6) A stormwater drainage plan;
- 7) Parkland areas are sited at appropriate locations to provide access to the shoreline. However, where the dedication of parkland would not reasonably serve the needs of the local community, the local [municipality-Township](#) may consider accepting cash-in-lieu to improve existing parks or purchase more appropriate lands for parkland purposes on the lake subject to development; and,
- 8) Other studies and/or technical materials to be determined at the time of pre-consultation discussions between the [Planning Board Province](#), the local [municipality-Township](#), and the proponent.

2.5.4.3 New Residential Lots by Consent

- 1) Where a Plan of Subdivision is not required in accordance with the policies of this Plan, new residential lots may be created by the consent process, having regard for [Section 4.12.2](#). Backlot development is generally discouraged, ~~but may be permitted if the severed and retained lots have a minimum area of 5 hectares with at least 200 metres of frontage on a public road assumed by the local Township for year round maintenance~~. Backlots may also be subject to special zoning requirements, [including larger lot area and lot frontage requirements](#), Site Plan Control and/or consent agreements dealing with matters including but not limited to building location, lighting and vegetation removal.
- 2) Development adjacent to natural heritage features such as fish habitat or significant wildlife habitat shown on Schedule 'B' shall be in accordance with [Section 3.7](#).
- 3) New shoreline lots should meet or exceed the applicable provisions of the Zoning By-law including shoreline vegetation areas and increased setbacks for septic systems.
- 4) New residential lots shall front on a public road maintained throughout the year by the Municipality. However, the Planning Board may consider the creation of a new lot on a private road with a registered right-of-way

Commented [RE4]: Comment from Planning Board

This is just simply far too large (I'd be interested to see how many properties in my municipality that are even this big that aren't designated AG.

Eliminates many reasonable rural infill opportunities

Inconsistent with existing lot patterns and servicing

generally not exceeding 1,000 metres from the proposed lot to a year-round municipally maintained road.

- 5) Where the dedication of parkland would not serve the needs of the local community, the local Township Council may consider accepting cash-in-lieu to improve existing parks or purchase more appropriate lands for parkland purposes.
- 6) The creation of new island lots with water access only may be permitted in accordance with the policies of this Plan and provided a dedicated mainland area is registered in title with the island lot to accommodate a shoreline parking and landing area. Such areas may be subject to special zoning and/or site plan control.
- 7) The lot area is at least ~~0.81~~ hectares unless a hydrogeological study is undertaken which demonstrates that a smaller lot area is appropriate.

8) Development within 120 metres of a wetland, the shoreline of any lake or a river, or stream valley that has depressional features whether or not it contains a watercourse.

~~8)9) The Planning Board may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.~~

2.5.5 Lake Management Planning

Lake Management Plans (LMPs) are an essential planning tool to effective environmental stewardship of lakes and rivers in the Planning Area. The Planning Board and local Townships recognizes the need to develop LMPs for all lakes experiencing development pressures. It is also recognized that there are a number of stakeholders who have a role to play i.e. property owners, cottage/lake associations, environmental partnerships, agencies and the Townships. A cooperative and coordinated approach is necessary in developing and implementing LMPs. Technical data and information is important, but so is the process in preparing an LMP, as well as public education. It is essential for the public to recognize the value of lake management and incorporate protection and conversation practices into their daily lives.

Lake Management Plans will include:

- 1) a lake capacity assessment to determine the carrying capacity for existing and new development and the opportunities to improve or enhance water quality;
- 2) an inventory of existing and proposed development by type, characteristics of sewage and water services;

- 3) A shoreline capability assessment to determine lands which are suitable for development given such features as slope, vegetation cover, depth of overburden, the presence sensitive natural heritage features and areas;
- 4) a resource inventory of water quality, vegetation, fish and wildlife habitat, geology;
- 5) resource inventory phosphorus and oxygen levels;
- 6) land tenure (existing seasonal and permanent land uses, existing approved but vacant lots, development proposals);
- 7) shoreline and recreational capability (slopes, soil types, access);
- 8) water quality enhancement measures;
- 9) an assessment of fish habitat;
- 10) the nature of public access to and use of the lake for aquatic and boating activities;
- 11) road access to shoreline development;
- 12) floodplain management;
- 13) shoreline management principles that provide for appropriate development setbacks and the retention/conservation or restoration of natural features;
- 14) septic tank re-inspection;
- 15) criteria for controlling seasonal to permanent conversions and commercial to residential conversions;
- 16) implementation and monitoring; and
- 17) public education.

Lake Management Plans ~~will~~may be prepared as a partnership initiative with stakeholder groups with preference being placed on lakes experiencing development pressures. It is the intent of the Planning Board and Township Councils to explore funding options for the preparation of Lake Management Plans.

2.5.6 Lakes at Capacity and Lake Trout Lakes

Lakes at capacity and Lake Trout Lakes where lakes are determined to be at capacity, the creation of new lots, by either consent or plan of subdivision, that are within 300 metres of the highwater mark of these lakes, or their tributaries,

Commented [RE5]: Comment from Planning Board

No clarity if funding is unavailable – again, my worry here is about committing ourselves to something, but only if funding is available? Available to who? Each municipality? The Board? The applicants?

shall be prohibited except where the lake capacity for development is assessed with the Lakeshore Capacity Model as outlined in the [Ministry of the Environment](#) Province's Lakeshore Capacity Assessment Handbook.

There are specific circumstances outlined in the Lakeshore Capacity Assessment Handbook when development may be allowed on at-capacity lakes or on lakes that have modeled or measured dissolved oxygen concentrations that are less than [MECP's provincial](#) criterion for Lake Trout Lakes.

Development applications should only be allowed if the following circumstances exist:

- 1) Lot creation is to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake;
- 2) Where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
- 3) Where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lake.

2.6 ENVIRONMENTAL PROTECTION

The Environmental Protection designation applies to lands which contain physical characteristics, which could cause significant property damage or loss of life if development was permitted.

The Environmental Protection designation is intended to include the following features:

- Lands subject to flooding or erosion hazards;
- Organic soils;
- Dynamic beach hazards.

Policies:

- 1) Permitted uses on lands designated Environmental Protection are limited to conservation and passive recreational uses that do not require development or site alteration. In addition, works and infrastructure that by their nature must be located within the floodway, such as flood and erosion control works are permitted. For the purposes of this section, a golf course, campground or similar land use is not a passive recreational use.
- 2) Lands designated in Environmental Protection are subject to the policies of

[Section 3.8 Natural Heritage Features and Areas](#) and [Section 3.7 Natural Hazards](#) of this Plan.

- 3) Where any land within the Environmental Protection system is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.

2.7 OPEN SPACE

The Open Space designation applies to all municipally, provincially and federally owned lands that are intended for parks, natural areas and waterfront, outdoor recreational and institutional spaces. The Open Space designation as shown on the Schedule 'A' to this Plan applies to municipal parks, buildings and facilities held in public ownership.

Policies:

- 1) Permitted uses in the Open Space designation may include parks, playgrounds, recreational trails and uses, sports fields, golf courses, community facilities, interpretive centres, museums, cultural heritage uses, banquet facilities and accessory uses such as washrooms, change rooms, administration offices and vending services.
- 2) Community parks in the settlement areas are also considered to be part of the Planning Area's open space system. It is a policy of this Plan that these parks will continue to provide a wide range of recreational opportunities for the residents and visitors.
- 3) It is recognized that there are lands in the Open Space designation which should be designated Environmental Protection given they form part of or are in proximity to a significant natural heritage feature. Where this occurs, as confirmed by Schedule 'B', the policies of the Environmental Protection designation shall take precedence over the Open Space policies, however, existing uses shall be recognized and permitted by this Plan. ~~The Planning Board has chosen to identify~~ These lands [have been identified](#) as Open Space in the Plan as it is a source of community pride that such lands are protected in public ownership.
- 4) The Official Plan recognizes the following locations as being public open space:
 - a) The Women's Institute Park, described legally as Lot 1, Plan M-247, PCL 2046 ACS; and,
 - b) The Old Port Findlay Dock extending into the water from Port Findlay Road.

- c) Tower Lake;
- d) Centennial Park;
- e) Finn's Bay Road North Wharf; and,
- f) Laird Fairgrounds.

The above list is not exclusive, and an Official Plan amendment is not required when new public spaces are acquired. these areas have historically been used by the general public in a passive manner and the nature of use will continue subject to monitoring by the Township. These areas will be zoned as Open Space recognizing only existing use and any change of use to these public lands and facilities shall require a Zoning By-law Amendment.

- 5) Unopened road allowances leading to the water's edge are also considered to be public space and where it is safe and feasible, may be maintained in a manner to support passive public use. However, unauthorized use of road allowances leading to water will not be recognized or permitted by this Plan and the stopping up and closure of such road allowances will generally not be supported by local municipalities.
- 6) Commercial uses which are accessory to the primary use of open space such as snack bars or concession stands, or farmers markets may be permitted, provided that the general intent and spirit of the Open Space designation is maintained.
- 7) As a condition of development, redevelopment, consent, plan of subdivision, or plan of condominium, local Councils will require the dedication of land for park or recreational purposes in accordance with the provisions of Section 42 of the *Planning Act*. At the Township's discretion they may require cash-in-lieu of parkland.
- 8) The conveyance of land for bicycle and pedestrian pathways is encouraged during development application review.
- 9) All major recreational uses shall be subject to Site Plan Control, except for recreational uses owned by the Township.

3 ENVIRONMENT AND NATURAL RESOURCES

3.1 OBJECTIVES

It is the intent of this Plan to:

- 1) recognize and protect all significant rivers, streams and other bodies of water and significant natural heritage features in the Planning Area from development that may have an impact on their ecological functions;
- 2) ensure that development does not occur on lands that are unstable or susceptible to flooding;
- 3) ensure that development does not occur on hazardous slopes;
- 4) protect the quality of water available for drinking water purposes;
- 5) identify what is required to support an application for development in an area that is considered to be environmentally sensitive; and,
- 6) identify what information is required to support an application that may have an impact on the hydrogeological resources of the Planning Area.

3.2 BROWNFIELD SITES AND CONTAMINATED LANDS

Brownfield sites are sites where the environmental condition of the property and the quality of the soil or groundwater, particularly on former industrial and waste-disposal sites, may have the potential for adverse effects to human health or the natural environment. The Planning Board [and local Townships](#) supports the restoration and re-use of brownfield sites, where feasible and where such re-use is aligned with other policies of this Plan.

While such lands represent a potential hazard due to real or potential environmental contamination, opportunities for brownfield redevelopment may exist.

Policies:

- 1) Development on any property suspected of having some form of contamination will be permitted only if a Record of Site Condition is provided by the proponent, prepared by a qualified consultant, in accordance with the *Environmental Protection Act*. Contaminated sites will be restored as necessary prior to permitting any activity on the site to ensure that there will be no adverse effect.
- 2) In considering applications for development, the following procedures shall apply:

- a) The ~~Planning Board~~local Township will require applicants to document previous uses of a property or properties that are subject of a planning application and/or properties that may be adversely impacting the property that is subject of a planning application in order to assist in the determination of the potential for site contamination.
- b) ~~The Planning Board will require~~ All applications for plans of subdivision ~~to shall~~ be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 1 ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site.
- c) Where a Phase 1 ESA indicates that the property or properties that are subject of the planning application may be contaminated, ~~the Planning Board will require the~~ planning applications ~~to shall~~ be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 2 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 2 ESA provides a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination at the site.
- d) Where it is determined that there is a proposed change in land use to a more sensitive use, the local Township ~~and/or Planning Board~~ will require as a condition of planning approval, verification to the satisfaction of the local Township ~~and/or Planning Board~~ from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the local Township, ~~Planning Board~~ or provincial legislation and/or regulations the filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, the submission to the local Township ~~or Planning Board~~ of a Declaration signed by the qualified person acknowledging that the local Township ~~and/or Planning Board~~ may rely on the statements in the RSC and, submission by the property owner of proof that the ~~Ministry of the Environment, Conservation and Parks (MECP)~~Province has acknowledged receipt of the RSC.
- e) Establish conditions of planning approval to ensure receipt of satisfactory verification of suitable environmental condition as per this

section.

- f) Where applicable, utilize the holding provisions of the *Planning Act* to ensure receipt of satisfactory verification of suitable environmental condition.
- g) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, where an RSC has been made a condition of planning approval, a building permit may be issued in regard to a property or properties on a phased basis to allow for site assessment and remediation/risk management.
- h) Where a local Township is deeded land for public highways, road widening, parks, stormwater management, easements, or for any other purpose, the local Township may require, as a condition of transfer, verification to the satisfaction of the Township from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Township or provincial legislation and/or regulations, filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, and submission by the owner to the local Township of proof that the MOE has acknowledged receipt of the RSC.
- i) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, for instances where contamination from a property or properties extends onto Township land or road allowance and filing of a RSC in the Environmental Site Registry is not possible, the Township may issue a building permit in regard to this property or properties on a phased basis contingent on the execution and implementation of an Off- Site Management Agreement or Remedial Action Plan that remediates/manages contamination in the right-of-way to the satisfaction of the Municipality.
- j) Where a gasoline station site is being redeveloped and there is no change in use to a more sensitive use, the proponent shall be required to provide a letter of continued use from the Technical Standards and Safety Authority. For instances where contamination extends onto Township land or road allowance, the local Township will require that an Off-Site Management Agreement and Remedial Action Plan be implemented to the satisfaction of the local Township prior to issuance of the building permit.
- k) All contaminated lands may be subject to Site Plan Control and/or holding provisions in the zoning by-law.

3.3 HUMAN-MADE HAZARDS

- 1) Development on, abutting or adjacent to lands affected by human-made hazards, may be permitted only if rehabilitation measures to community address and mitigate known or suspected hazards are under-way or have been completed.
- 2) Sites with contaminants in land or water shall be addressed and remediated as necessary prior to any activity on site associated with proposed use such that there will be no adverse effects.
- 3) Policies pertaining to abandoned mine sites are addressed in [Section 3.6.1](#).
- 4) Brownfields and contaminated lands policies are addressed in [Section 3.2](#).

3.4 LAND USE COMPATIBILITY

It is recognized that some uses may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries in addition to uses adjacent to waste disposal sites or sewage treatment facilities.

Policies:

- 1) It is a policy of this Plan that incompatible land uses be separated or otherwise buffered from each other, and on this basis, land use permissions set out in this Plan should not be viewed as being as-of-right.
- 2) Where a proposed development is located adjacent to a potentially incompatible land use, an assessment of the compatibility of the proposal may be required by Council and the Planning Board, in accordance with [MECP-Provincial D-Series Guidelines](#), specifically, [MECP-Provincial Publication NPC-300](#) or its successor. Where a proposed use cannot satisfy the minimum requirements of the applicable [MECP-provincial](#) guidelines or its successor, or the potential impacts of the proposed use cannot be mitigated, the use will not be permitted. The approval of development proposals shall be based upon the achievement of adequate distances and the recommendations of the required studies. Where practical and enforceable, such distances or other recommendations may be implemented through zoning or site plan agreements.
- 3) In reviewing any development application, Council ~~and the Planning Board~~ shall be satisfied that the proposed use will be, or can be made to be, compatible with surrounding uses in accordance with Provincial guidelines.
- 4) Influence areas and minimum separation distances between industrial land uses and sensitive land uses will be determined in accordance with Provincial Guideline D-6: Compatibility between Industrial Facilities and

Sensitive Land Uses. Proponents may be required to provide supporting technical studies, prepared by qualified individuals in accordance with Provincial guidelines, 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.

- 5) In the absence of technical studies, prepared according to Provincial Guideline D-6 which 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.
- 6) With the support of technical studies, prepared under Provincial Guideline D-6, the following minimum separation distances in accordance with Provincial guidelines shall apply between industrial uses and residential or other sensitive land uses:
 - a) Class I Industries: 20 metres;
 - b) Class II Industries: 70 metres; and
 - c) Class III Industries: 300 metres.
- 7) Separation distances between potentially conflicting land uses shall be measured in accordance with Provincial Guideline D-6.
- 8) Separation distances between sensitive land uses and sewage treatment facilities shall be measured in accordance with Provincial Guideline D-2.
- 9) Where residential or other sensitive land uses are proposed in proximity to aggregate operations or lands zoned to permit future aggregate operations, the standards for Class III Industries shall apply.
- 10) New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with Minimum Distance Separation Formulae, as amended from time to time.
- 11) Separation distances or appropriate remedial measures will be established in the Zoning Bylaw or through development approval processes.
- 12) Residential areas, and other sensitive land uses, such as hospitals and

nursing homes, will be protected from undesirable air quality and excessive noise/vibration through good land use planning, Site Plan Control, and building design. Proponents may be required to carry out noise and/or vibration assessments or other technical studies and determine control measures, which are satisfactory to Council, in meeting the Provincially recommended sound and vibration limits in accordance with Provincial Environmental Noise Guideline NPC-300 or its successors.

- 13) For any proposed residential development or other sensitive land use in close proximity to a major source of noise, vibration, or emissions, such as a provincial highway, an airport, a railway, or aggregate operation, or where a development which could be a major source of noise proposes to locate in close proximity to existing residential development or other sensitive land use, the proponent may be required to conduct a noise, vibration, and/or emissions study. The study shall be prepared in accordance with Provincial guidelines, including NPC-300, satisfactory to the local Council and the recommendations may be incorporated into a site plan control agreement. The local Council will consider any potential noise problem in determining the appropriateness of the proposed development.
- 14) Uses proposed within these buffer areas may be subject to noise feasibility and/or detailed noise studies in accordance with NPC-300 or its successors.
- 15) New agricultural livestock buildings as well as non-farm development shall comply with the Minimum Distance Separation Formulae I and II.
- 16) Development adjacent to Abandoned Mine Information System (AMIS) sites shown on Schedule 'C 1D' shall be in accordance with the policies of Section [3.6.13-7.1](#).

3.5 MINERAL AGGREGATE RESOURCES

Mineral aggregate extraction is regulated by the *Aggregate Resources Act*. Consideration also needs to be given to the *Environmental Protection Act* (EPA) and [MECP Provincial](#) Guidelines.

The Desbarats to Echo Bay Planning Area has historically contributed to the regional need for aggregate resources used in road construction and manufacturing of aggregate related products. For this reason, Schedule 'C 1D' identifies areas of potential mineral aggregate resources, including the location of Primary Aggregate Resources and Nipissing Diabase in the Planning Area.

In the Desbarats to Echo Bay Planning Area it is recognized that the [Ministry of Energy, Northern Development and Mines Province](#) licenses and regulates mineral aggregate operations under the *Aggregate Resources Act*. All aggregate operations on private land require a license while those on Crown land require a

permit under the *Aggregate Resources Act*.

Policies:

- 1) Aggregate resources shall be considered and protected when making land use planning decisions.
- 2) In areas of mineral aggregate potential shown on Schedule 'D-C', development and activities that would preclude or hinder the establishment of new operations or access to the resource are not permitted unless:
 - a) the resource use would not be feasible, demonstrated by a qualified professional;
 - 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.
- 3) Proposed new or expanding pits and quarries on patent land will be subject to a Zoning By-law Amendment. The supporting information shall include, but not necessarily be limited to, the following:
 - a) The location, nature and extent of the aggregate resource;
 - b) The nature and location of adjacent land uses;
 - c) The location of access and haul routes;
 - d) Reports from qualified professionals regarding traffic, haulage routes, separation distances, noise, blasting, hydrogeology, drainage, environmental impact, an archaeological assessment completed by a licensed archaeologist and acknowledgement letter from the Ministry of Citizenship and Multiculturalism Provincial Ministry having authority, heritage impact assessment and any other relative matters;
 - e) Mining—Aggregate extraction or quarry plans and supporting information related to site development, landscaping and buffering, operations, decommissioning and progressive and final site rehabilitation; and
 - f) Initiatives proposed to be undertaken for mineral aggregate resource conservation such as the use of accessory aggregate recycling facilities within operations.

4) Notwithstanding Policy 3) above, proposed new or expanding pits and quarries

on Crown land are regulated under the *Aggregate Resources Act* and do not require a Zoning By-law Amendment.

- 5) Where there is no existing development, the minimum influence area for an aggregate operation is intended to offer mutual protection from encroachment by incompatible uses for both sensitive uses and extraction activities. Where an application for development occurs within 500 metres of an existing bedrock quarry operation or 300 metres of an existing aggregate pit operation, the applicant shall be required to assess the impact of the proposed development on the mineral aggregate resource and mineral aggregate operation. Where the proposed development is for a sensitive land use, the influence area shall be 1000 metres.

~~In the absence of detailed studies the minimum influence area shall be:~~

~~g) — Pits above the water table: 150 metres~~

~~h) — Pits below the water table: 300 metres~~

~~i) — Quarries: 1000 metres~~

- 4)6) The influence area may be reduced following submission and acceptance of appropriate studies and mitigation plans to the Planning Board and/or local Township showing how compatibility is to be achieved between the potentially conflicting uses. In all cases, a minimum separation distance of 300 metres between existing pits/quarries and new sensitive land uses shall be maintained.

- 5)7) The primary haul routes identified in this Official Plan shall be Highway 548 and Highway 17. In the Township of Tarbutt, Hardwood Drive and MacLennan Road south of Highway 17 and Hardwood Drive shall be secondary haul routes servicing existing licensed pits and quarries, however any new or expanding pit or quarry may utilize MacLennan Road or Hardwood Drive only after the Township has conducted a road impact assessment at the proponent's cost to determine if road upgrades are necessary to accommodate additional heavy truck traffic. Should roads improvements or upgrades be necessary, the cost for such upgrades will be borne by the proponent of the pit or quarry. The establishment of any other haul route in the Planning Area to serve a pit or quarry shall be addressed through an Official Plan Amendment.

- 6)8) The progressive rehabilitation of all pits and quarries in the Planning Area is a goal of this Plan. Wherever possible, the local Township will work with pit and quarry operators and the Ministry of Natural Resources Province to ensure that all licenses have progressive rehabilitation plans.

- 7)9) If a site is to be rehabilitated to a natural state, it is the intent of this Plan that natural self-sustaining vegetation and hydrologic features be established and

restored. If the site was formerly used for agricultural purposes, it is the intent of this Plan that substantially the same land area and soil capability for agriculture is restored.

~~8)~~10) In accordance with the *Aggregate Act* and permitting process, progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction and to mitigate negative impacts to the extent possible.

~~9)~~11) Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

~~40)~~12) The implementing Zoning By-law shall place all existing licensed aggregate operations in an appropriate zone.

~~44)~~13) The implementing Zoning By-law may contain substantial setbacks for extraction operations from adjoining properties designated for residential purposes by this Plan, municipal rights-of-way and property boundaries.

3.6 MINERAL RESOURCES

Mineral exploration and mining are approved land uses on Crown lands within the Planning Area and in Rural and Agricultural designations. Areas having high potential for the discovery of mineral resources are shown as a constraint on Schedule '~~D-C~~ 1' to this Plan, which is highlighted by the trace of the Nipissing Diabase. Ontario Mineral Inventory (OMI) points, appearing on Schedule 'C 1', are also indicators of mineral potential.

Policies:

- 1) It is a policy to recognize the importance of mineral resources for their economic value to the Townships. For the purposes of the Plan, parts of the Townships have been identified in the Mineral Deposit Inventory (MDI) Ontario Mineral Inventory (OMI) and as containing areas having with mineral potential. Finally, the Ministry Province has identified a number of abandoned mines or mine hazards. The MDI-OMI and AMIS points and mineral potential areas are illustrated on Schedule "A" to the Land Use Plan;
- 2) It shall be a policy that past producing mining operations or active mining operations shall be subject to the provisions of *The Mining Act* with respect to rehabilitation and/or closure. Rehabilitation shall be planned to accommodate subsequent land uses after extraction and other related

activities have ceased and wherever feasible, progressive rehabilitation should be undertaken;

- 3) Where the mineral resource has been depleted and the mine or lands associated with the mining operation have been rehabilitated or closed in accordance with plans approved by the [Ministry of Northern Development and Mines Province](#), these lands may revert to an alternative resource use where there is an overlapping designation with the mining resource lands designation or alternatively where such is not the case, the lands may be redesignated by amendment to this Plan provided that such redesignation does not prejudice mining operations or mineral resource operations or other resource lands on adjacent properties.

3.6.1 Abandoned Mine Sites

Mine hazards may include any feature of an operating or abandoned mine, abandoned aggregate pit or quarry, or any related disturbance of the ground that has not been rehabilitated to the prescribed standard, posing a risk to human safety, environment, and property.

The location of mine hazards are shown on Schedule 'C 1D'. When development is proposed within 1,000 metres of a mine hazard there is potential for impact on a proposed development. The local Township ~~and proponent~~ shall consult with the [Ministry of Mines Provincial Ministry having authority](#) in order to assess the nature of hazards and what technical studies may need to be completed to determine whether the land is suitable for the type of development proposed and that the development does not interfere with any rehabilitation, maintenance or monitoring requirement for the mine workings/hazards.

Any development on, abutting or adjacent to lands affected by mine hazards, shall be supported by a technical study undertaken by a qualified professional that:

- 1) identifies any potential safety hazard;
- 2) demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard;
- 3) establishes procedures for site rehabilitation and mitigation of the safety hazard; or,
- 4) provides evidence that potential hazards do not exist on the site.

3.7 NATURAL HAZARDS

It is the intent of the Planning Board and [local Townships Councils](#) to minimize the risk to public safety and to property by restricting development within areas identified

as being susceptible to natural hazard processes, such as flooding, erosion, and wildland fire.

- 1) Development is strictly prohibited in areas of natural hazards for:
 - a) Uses associated with hospitals, nursing homes, schools, and day cares, where there is a threat to safe evacuation of the sick, the elderly, persons with disabilities, or the young during an emergency as a result of flooding, failure of flood-proofing, and/or erosion;
 - b) Essential emergency services such as fire, police, ambulance stations, and electrical substations that could be impaired in the case of flooding, failure of flood protection works, and/or erosion; and
 - c) Uses associated with the disposal, manufacture, treatment, or storage of hazardous substances and outdoor industrial storage.
- 2) Decisions should also consider the potential of climate change to increase risks associated with natural hazards.

3.7.1 Flood Hazards

There are two types of flood hazards: (1) those associated with Lake Huron, the St. Mary's River and Lake George, and (2) those associated with other surface water features in the community.

The Official Plan applies a one zone concept to the delineation of floodplain zones. The Environmental Protection designation as shown on Schedule A may also contain coastal wetlands, fish habitat, organic soils and other sensitive areas.

- 1) The regulatory floodline elevation applicable to lands abutting Lake Huron, Lake George and the St. Mary's River in the Planning Area is 177.8 metres C.G.D plus a 15-metre horizontal allowance for wave uprush.
- 2) Where a proponent is proposing to develop in close proximity to a watercourse or waterbody where a floodplain mapping study has not been completed, the proponent may be required to undertake a detailed flood line study.
- 3) Development shall not be permitted within the floodplain except for:
 - a) Flood and/or erosion control structures;
 - b) Shoreline stabilization;
 - c) Minor additions and/or renovations to existing structures which do not

affect flood flows;

- d) Minor recreational facilities which, by their nature, must locate near watercourses; or
 - e) Uses such as agriculture, forestry, conservation, wildlife management, and similar activities, provided that no associated buildings and structures are located on the floodplain.
- 4) For existing structures within the floodplain:
- a) Those structures existing within the floodplain on the date of the adoption of this Plan may be recognized as permitted uses in the implementing Zoning By-law. The improvement, expansion, alteration, and replacement of existing structures lying in a floodplain may be permitted by site-specific amendment to the Zoning By-law provided that existing hazards are not aggravated, and the additions are considered to be minor.
 - b) The expansion and replacement of existing structures shall be located in the least flood susceptible area and consist of minor additions and/or renovations to reduce risk to public health and safety.
 - c) For the purposes of this policy, the cumulative gross floor area of all additions/expansions cannot exceed 50% of the existing floor area of the building or structure which existed on the adoption date of this Plan. Appropriate flood protection measures will require the approval of the [MNRFP](#) Province.
- 5) Should dynamic beaches be confirmed within the Planning Area, development shall not be permitted in a dynamic beach hazard.

3.7.2 Erosion, Unstable Soils and Unstable Slopes

In some instances, the nature of the soil can be hazardous, particularly if it is susceptible to erosion and collapse. This Plan recognizes that there are areas of land in the Planning Area that have soils unsuitable for normal building practices, thus posing a risk to public safety and property. Final decisions on matters relating to unstable slopes are subject to ~~the MNRFP~~ Provincial approval. Development will not be permitted where there is an unacceptable risk to public health or safety or of property damage.

Policies:

- 1) Development shall generally be directed, in accordance with guidance developed by the Province, to areas outside of:
 - a) Hazardous lands adjacent to river, stream and small inland lake systems

which are impacted by erosion hazards; and

- b) Hazardous sites.
- 2) Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;
- 3) Except as prohibited in Subsection 3.7.1, development and site alteration may be permitted in those portions of hazardous land and hazardous sites where risks 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 is carried out in accordance with protection works standards, and access standards;
 - b) Vehicles and people have a way of safely entering and exiting the area during times of erosion and other emergencies;
 - c) New hazards are not created and existing hazards are not aggravated; and
 - d) No adverse environmental impacts will result.
- 4) In order for development to be permitted in these areas, the Planning Board and/or the local Townships will require a geotechnical study and/or slope stability study to support applications made under the *Planning Act*. The geotechnical study, and/or slope stability study, or a coastal erosional study if the development is along the North Channel of Lake Huron, must be in accordance with the Ministry of natural resources (now Ministry of Natural Resources) Province's Technical Guides for Natural Hazards.

3.7.3 Climate Change

The Planning Board and the local Townships Councils will consider the potential impacts of climate change that may increase the risk associated with natural hazards in the review and consideration of matters administered under the *Planning Act*.

~~The Planning Board and~~ Local Townships Councils shall promote energy conservation, water conservation, air quality improvement, and waste reduction by:

- 1) Initiating, participating, and cooperating in programs, including public education and awareness;

- 2) Encouraging infill and intensification of existing built-up areas and the efficient use of existing infrastructure;
- 3) Incorporating energy conservation measures and using environmental design standards, such as LEED, into site and building design;
- 4) Encouraging the use of walking, bicycling, and carpooling as alternatives to private automobile use;
- 5) Promoting design and orientation of subdivisions and developments, which maximize the use of alternative or renewable energy systems, such as solar and wind energy, at appropriate locations;
- 6) Encouraging the reuse and multiple uses of treated water, including stormwater;
- 7) Encouraging the planting of native trees, shrubs, and other ground vegetation for temperature reduction and infiltration;
- 8) Encouraging development proposals to provide adequate waste disposal, recycling, and composting facilities;
- 9) Supporting innovative waste collection and diversion programs; and,
- 10) Supporting the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.
- 11) ~~The Planning Board and Local Townships Councils~~ shall encourage community infrastructure and proposed developments that take into account the potential impacts from climate change by promoting the following:
 - a) The protection, enhancement, and restoration of significant natural heritage features and areas;
 - b) Green industries and green building technologies and construction practices;
 - c) Environmental designs and retrofits of buildings and infrastructure that reduce the quantity and improve the quality of stormwater runoff;
 - d) The incorporation of active transportation networks and linkages in proposed developments;
 - e) Tree planting and innovative green space designs that reduce energy use through shading and sheltering;

- f) The planting of native and non-native, non-invasive tree and vegetation species in proposed developments that are resilient to climate change and reduce carbon footprints;
- g) Artificial shading in appropriate locations;
- h) Greater use of permeable surfaces and pervious pavement, where appropriate, to reduce flood risk and strains on sewer and stormwater infrastructure;
- i) The establishment of community gardens in suitable locations that have maximum exposure to sunlight; and,
- j) Public education and awareness of measures to reduce the effects of climate change.

3.7.4 Wildland Fire

The [MNRFP](#) Province has reviewed and classified hazardous forest types for wildland fire that are associated with the risk of high to extreme wildland fire.

- 1) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire as shown on Appendix '2.1'.
- 2) 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, as identified by the [MNRFP](#) Province.
- 3) Proponents submitting a planning application may be required to undertake a site review to assess the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). If development is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.
- 4) Areas with the presence of hazardous forest types for wildland fire are a proposed site plan control area.
- 5) Wildland fire mitigation measures shall not be permitted in significant wetlands and significant coastal wetlands.
- 6) Wildland fire mitigation measures shall not be permitted in significant wildlife habitat, significant areas of natural and scientific interest or coastal wetlands (non-provincially significant) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

3.8 NATURAL HERITAGE FEATURES AND AREAS

3.8.1 Adjacent Lands

Adjacent lands are the lands adjacent to an environmental feature within which impacts must be considered and within which the compatibility of the development proposal must be addressed. For the purposes of this Official Plan, adjacent lands are defined as all lands within:

- 1) 120 metres from the boundary of fish habitat;
- ~~4)2) 300 metres from the boundary of an inland lake trout lake (at capacity) on the Canadian Shield;~~
- ~~2)3) 120 metres of the boundary of a Provincially significant wetland or coastal wetland that has been confirmed by the Ministry of Natural ResourcesProvince;~~
- ~~3)4) 120 metres from the boundary of an Area of Natural and Scientific Interest (ANSI) (life science), or 50 metres from the boundary of Area of Natural and Scientific Interest (ANSI) (earth science); and,~~
- 5) 120 metres from the boundary of significant wildlife habitat;
- ~~4)6) 120 metres from an unevaluated wetland or unevaluated coastal wetland.~~
- ~~5)7) Adjacent lands to habitat of endangered and threatened species is dependent on the particular species, as per the regulations of the Endangered Species Act.~~

3.8.2 Policies

- 1) No development or site alteration shall be permitted on these adjacent lands without ~~Planning Board and Township Council~~ approval of a Zoning By-law Amendment, Site Plan Control, or other appropriate planning approval which is accompanied by an Environmental Impact Study which evaluates and assesses the ecological function of the adjacent lands and demonstrates that there will be no negative impacts on the natural features or on their ecological functions. ~~The requirements for an Environmental Impact Study are contained in Section 3.6.8 (Requirements for an Environmental Impact Study) of this Plan.~~
- 2) The scale and the contents of the required studies shall be determined at the time the development is proposed. The width of the adjacent lands may be increased/decreased, depending on the feature and the nature of the proposed development. This determination shall be made in consultation with the appropriate agencies at the time the development is proposed.

Commented [RE6]: This section was removed.

3.8.2.2 Fish Habitat

Fish habitat includes water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

The Planning Area's shorelines, streams, and lakes support a variety of fisheries. However, these habitats are vulnerable to degradation from a variety of sources. MNR is the provincial fisheries manager and shall be consulted to determine what fish community information may be available for a specific location prior to development.

No detailed fish habitat mapping has been completed for the Planning Area. Therefore, all water features such as permanent or intermittent streams, headwaters, seasonally flooded areas, municipal or agricultural surface drains, lands, and ponds (except human-made), shall be considered fish habitat unless it is demonstrated to the satisfaction of the Planning Board or local Township that the feature does not constitute fish habitat as defined by the *Fisheries Act*. Fish habitat can be identified using procedures in ~~MNR's~~the Province's Natural Heritage Reference Manual. Serious harm to fish that are part of a commercial, recreational, or ~~Aboriginal~~Indigenous fishery or harm to fish that support such a fishery is prohibited under the *Fisheries Act*. ~~Fish habitat means spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.~~

Policies for protecting fish habitat are as follows:

- 1) Development and site alteration shall not be permitted in fish habitat unless in accordance with provincial and federal requirements.
- 2) Development and site alteration may be permitted adjacent to fish habitat if it can be demonstrated through an EIS that such development and site alteration will have no negative impact on the feature or its ecological function.
- 3) Development and site alteration shall not be permitted within 30 metres of fish habitat, except in accordance with relevant provincial and federal requirements. Development that proposes a decrease to the 30 metre setback shall only take place where it has been demonstrated, through a fish habitat assessment, that a net environmental gain of the productive capacity of the area will be achieved. In this assessment, a fish habitat biologist shall be required to provide a detailed impact analysis exploring development design and location options for the purpose of clearly demonstrating avoidance of any predicted harmful impacts. ~~Fish habitat is not specifically identified on the Schedules to this Official Plan; therefore, applicants must consult with the appropriate authority, the Federal~~

3.8.2.3 Habitat of Endangered, Threatened Species

An endangered species is an organism that lives in the wild in Ontario but is facing imminent threat of extinction or extirpation. A threatened species is an organism that lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address the factors threatening the species. A special concern species, lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats.

It is commonly accepted that habitat loss is one of two main reasons that a species is threatened by extinction. Preserving habitat is crucial to the survival of threatened or endangered species, as well as biodiversity and sustainability. Generally, the location of such habitat is not shown on land use schedules due to the sensitivity of the species.

Policies:

- 1) Development and site alteration is not permitted in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements; and
- 2) The Townships will advise proponents of their obligations under the *Endangered Species Act* and that where any new endangered or threatened species occurrence is identified, any development or site alteration activities must immediately cease, and the Province of Ontario must be contacted.
- 3) No development or site alteration shall be permitted on adjacent lands to habitat of an endangered or threatened species except in accordance with provincial and federal requirements.

3.8.2.4 Wetlands and Coastal Wetlands

Wetlands, including coastal wetlands, require protection from incompatible development to protect the important water-related functions they provide. Wetlands filter pollutants and sediments and reduce shoreline erosion; functions which help keep our waterbodies clean and healthy. Wetlands can also have a role in groundwater recharge and discharge and help reduce flooding hazards. Finally, wetlands often provide important habitat for fish and wildlife.

Many of the environmental functions performed by a particular wetland are specific to the watershed within which the wetland is located. Wetland occurrence and sensitivity of individual wetlands will, therefore, be determined by the watershed planning process.

Provincially significant wetlands can be identified, evaluated and delineated by ~~MNR~~Provincial staff or by other qualified professionals, provided that they use the approved Ontario Wetland Evaluation System (OWES) methodology and have received ~~MNR~~ training in the use of the Province's OWES. A wetland evaluation, re-evaluation or mapping update will be considered complete and final once a trained wetland evaluator attests that they have undertaken an evaluation in accordance with OWES. These wetlands merit special attention during land use planning to ensure that their significant features and functions are protected.

Coastal wetlands are defined as any wetland that is located on one of the Great Lakes or their connecting channels or any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometers upstream of the 1:100 year floodline of the large water body to which the tributary is connected.

Policies:

- 1) Development and site alteration shall not be permitted on lands adjacent to unevaluated wetlands and coastal wetlands and provincially significant wetlands ~~and coastal wetlands~~ and other natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.
- 2) The following wetlands are identified on Schedule 'B' as significant wetlands and/or significant coastal wetlands as they have been evaluated and confirmed by the ~~Ministry of Natural Resources~~Province as being significant:
 - a) Stobie Creek (Johnson);
 - b) Kensington Point Wetland Complex (Johnson and Tarbutt);
 - c) Maskinonge Bay Wetland Complex (Tarbutt and Laird);
 - d) Lake George (Laird and ~~MacDonald~~Macdonald, Meredith and Aberdeen Additional); and,
 - e) Echo Bay (~~MacDonald~~Macdonald, Meredith and Aberdeen Additional).

Within these wetland areas, development and site alteration shall not be permitted.

There are a number of other wetlands in the Planning Area that have either not been evaluated by the Province or do not meet the criteria to be considered provincially significant, including coastal wetlands. These wetlands are identified on Schedule 'B' and also form part of the Environmental Protection designation shown on Schedule 'A'. Proposals for development and site alteration in these

Commented [RE7]: Does this include coastal wetlands?

wetland features, including coastal wetlands, may be permitted subject to the completion of the Environmental Impact Study (EIS) by a qualified individual which demonstrates that there will be no negative impacts on the natural features or their ecological functions. ~~before Approval~~ which shall include a wetland evaluation completed by a qualified professional in accordance with the Ontario Wetland Evaluation System (OWES) standards, to confirm that such local wetlands do not meet the criteria to be confirmed as Provincially Significant and that critical function provided by these features will be maintained.

Shall any Provincially Significant Wetland be identified; the policies of this section shall apply without an amendment to the Official Plan.

3.8.2.5 Requirements for an Environmental Impact Study

~~Requirements for Environmental Site Assessment and Environmental Impact Studies are provided in Appendix '1' to this Plan.~~

~~3.8.2.6~~ 3.8.2.5 Significant Areas of Natural and Scientific Interest (ANSI)

Areas of Natural and Scientific Interest (ANSI) are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Policies:

- 1) Development and site alternation shall not be permitted within or adjacent to significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- 2) Should an ANSI be confirmed on a later date within the Planning Area, development in or adjacent to a significant ANSI shall not be permitted unless it has been demonstrated by a study completed by a qualified individual that there will be no negative impacts on the natural features or their ecological functions.

~~3.8.2.7~~ 3.8.2.6 Significant Wildlife Habitat

A significant wildlife habitat area is an area where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. In some cases, these areas may be considered significant due to the ecological importance of features, functions, representation or amount, thereby contributing to the quality and diversity of an identifiable geographic area. Significant wildlife habitat also includes habitats of species of special concern and other sensitive species, as listed in the Province's Species at Risk in Ontario list.

Commented [RE8]: Are these mapped in the schedules?

Commented [DW9R8]: MNRF data package referse to the Desbarats Loraine Ripple Rock as an Earth Science ANSI so it should be added to schedule B.

Known significant wildlife habitat areas shown on Schedule 'B' to this Plan include deer wintering areas, and waterfowl staging areas. As new information becomes available, other wildlife habitat areas may become known and added to Schedule 'B'. This new information will be considered at the time a development application is submitted and/or when the Official Plan is reviewed.

Policies:

- 1) New development and site alteration in and adjacent to significant wildlife habitat should only be permitted if it has first demonstrated that there will be no significant negative impacts on its natural features or the ecological functions.
- 2) Development and site alteration is not permitted in areas of significant wildlife habitat or adjacent to such habitat unless an EIS, including a wildlife habitat assessment, carried out by a qualified professional has demonstrated that there shall be no negative impact on the habitat or its ecological function. In the case of adjacent lands, the ecological function of the adjacent lands must also be evaluated. The recommendations of an EIS shall be implemented through a site-specific Zoning By-law Amendment and Site Plan Control to ensure that no negative impacts will occur.
- 3) Planning applications that would result in site alteration on lands outside the boundary of a settlement area and where there is potential for significant wildlife habitat to be present shall be required to submit a preliminary ecological site assessment to determine if there is significant wildlife habitat present on the site as part of a complete application. Such assessment should generally be required where a planning application proposes:
 - a) Creation of more than three lots through either consent or plan of subdivision;
 - b) Change in land use, not including the creation of a lot;
 - c) Shoreline consent along an inland lake or large river that is within 120 metres of an existing lot of record or a lot described in an application for subdivision or consent; or,
 - a)d) Construction for recreational uses (e.g., golf courses, serviced playing fields, serviced campgrounds, and ski hills) that require large-scale modification of terrain, vegetation, or both.

~~3.8.2.8~~ **3.8.2.7 Normal Farm Practices**

Nothing in this Section is intended to limit the ability of existing agricultural uses to continue.

3.9 WASTE DISPOSAL AREAS

There are three waste disposal areas located in the Planning Area which are identified on Schedule 'A' to this Official Plan. It is a policy of this Plan to ensure the residents of the Planning Area are provided with a safe and cost-efficient waste management program.

Waste disposal activities may include facilities for recycling, composting, hazardous waste control and ancillary activities in accordance with the Certificate of Approval. Waste disposal areas may include transfer sites utilized for the temporary storage of waste materials.

The Provincial Environmental Compliance Approval (ECA) for the Joint Tarbutt-Johnson landfill located in the Township of Johnson recently obtained an amended Environmental Compliance Approval (Number A561101) which authorized a capacity of 20,000 tons of municipal waste. The ECA approval number for the site in [MacDonaldMacdonald](#), Meredith and Aberdeen is A561302 which has a capacity of 264,000 cubic metres. The ECA approval number for the site in Laird is A561202. [No amendments to this Plan are required should the ECA for each landfill site be updated.](#)

Policies:

- 1) Prior to approving new development, the local Township must be satisfied that waste generated by new development can be accommodated by the local Township's landfill.
- 2) Township Councils will promote the three R's: 'reduce', 're-use' and 'recycle', and will explore ways of increasing the lifespan of the existing waste disposal site.
- 3) Existing landfill sites will be utilized for as long as it is economically, environmentally, and technically feasible.
- 4) Landfill sites will be established to meet projected needs, including disposal sites for special types of solid waste such as hauled sewage, as regulated under the *Environmental Assessment Act (EAA)*.
- 5) Landfill sites will be closed and monitored in accordance with the requirements of the Provisional Certificate of Approval and applicable Provincial standards and requirements.
- 6) The expansion of or the establishment of a new solid waste management site onto land not currently designated for waste management use will require an amendment to this Plan. Such an expansion will require an EIS, and be subject to appropriate Provincial standards and requirements,

including the *EPA* and the *EAA*.

4 GENERAL DEVELOPMENT POLICIES

4.1 ADDITIONAL RESIDENTIAL UNITS

An Additional Residential Unit is a self-contained dwelling unit which may be located within a permitted single detached dwelling, semi-detached dwelling, or townhouse / row-house, and as a unit accessory to the principal residential building. Additional Residential Units by definition have independent cooking, sleeping, and sanitary facilities as well as independent outdoor access. On a fully serviced parcel of land in a settlement area, additional residential units are generally permitted as-of-right, subject to the policies of this section.

Policies:

- 1) Within the Village designation, a maximum of two Additional Residential Units shall be permitted on a residential lot containing a detached dwelling, semi-detached dwelling or townhouse dwelling. Such Additional Residential Unit(s) may be located:
 - a) Within the primary single detached, semi-detached or townhouse dwelling; and/or
 - b) Within a detached accessory building that is ancillary to the primary dwelling unit on the lot. A maximum of one (1) Additional Residential Unit may be permitted in a detached accessory building.
- 2) Notwithstanding section 1) Where a garden suite exists, only one (1) Additional Residential Unit within the principal dwelling shall be permitted.
- 3) Only one (1) Additional Residential Unit may be permitted within a single detached dwelling in the Shoreline designation. Local Townships may limit the number of. An Additional Residential Units within an accessory structure in the Shoreline designation may be permitted through an amendment to the in their Zoning By laws. Additional Residential Units may be permitted in the Shoreline designation through an amendment to the Zoning By-law, demonstrating that:
 - a) Individual on-site sewage services are adequate to service the primary dwelling and the Additional Residential Unit over the long term with no negative impact;
 - b) The Additional Residential Unit shall comply with the lake capacity policies of Section 2.5.6 of this Plan;
 - c) Where located in a detached accessory building, the Additional Residential Unit shall not be located within 30 metres of the high-water

mark of surface water features; and,

a)d) A natural vegetation buffer shall be maintained in a natural state on lands within the 30-metre setback, having a depth not less than 15 metres.

3)4) On a lot in the Rural or Agricultural land use designations, up to two (2) Additional Residential Units shall be permitted provided that, where two (2) Additional Residential Units are proposed, at least one of these Additional Residential Units is located within or attached to the principal dwelling, and any Additional Residential Unit shall:

- a) Comply with the minimum distance separation formulae;
- b) Are compatible with, and would not hinder, surrounding agricultural operations;
- c) Have appropriate sewage and water services;
- d) Address any public health or public safety concern;
- e) Are limited in scale and located within, attached to, or in close proximity to the principal dwelling or farm building cluster; and
- f) Minimize land taken out of agricultural production.

4)5) The Additional Residential Unit shall be compatible with the principal building and the unit size shall be generally subordinate to the principal residence.

5)6) Local Townships may limit the number of~~No additional driveways shall be permitted for an Additional Residential Unit in their Zoning By-law. The Additional Residential Unit shall be appropriately integrated into the existing dwelling with minimal visual impact on surrounding lands and the streetscape.~~

6)7) Requirements for servicing, parking, access, landscaping and amenity areas shall be met.

7)8) The Additional Residential Unit shall comply with the Ontario Building Code and the *Ontario Fire Code*.

8)9) ~~The use of a~~Local Townships may prohibit the use of a mobile home unit as an Additional Residential Unit ~~shall be prohibited in their Zoning By-law.~~

9)10) An Additional Residential Unit shall not be permitted on hazardous lands or on private or seasonally maintained roads.

~~40)11)~~ On lands without full municipal services in settlement areas or on lands designated Shoreline, an Additional Residential Unit shall not require separate services from the primary dwelling unit. Separate services from the primary dwelling unit proposed for the Additional Residential Unit in these areas may be considered on a site-specific basis, subject to an amendment to the implementing Zoning By-law, and in compliance with the provisions of the Zoning By-law with respect to shared services.

~~44)12)~~ A Sewage Disposal Suitability Report may be required where an Additional Residential Unit is proposed on a lot serviced with individual sewage disposal systems or partial services. Well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit.

4.2 AGRICULTURAL SYSTEM

The Planning Board and the local Townships uses an agricultural systems approach in the planning for a viable and thriving agri-foods sector. This includes the agricultural land base, which consists of both the Agricultural and Rural designations, and the agri-food network. The agri-food network includes crucial elements to farm viability, such as regional infrastructure and transportation operations, farms, agricultural services, farm markets, distributors, primary processing, and related services and assets important to the local farming community.

Policies:

- 1) It is a policy of the Planning Board and the local Townships to promote a geographically contiguous agricultural land base to promote the long-term economic prosperity and productive capacity of the agri-food network.
- 2) It is a policy of the Planning Board and the local Townships to support opportunities for local food, and to facilitate near-urban and urban agriculture and to foster a robust agri-food network.

4.2.2 Agricultural Research and Training Establishments

- 1) The development of agricultural research and training establishments may be permitted in the Rural and Agricultural designations. Such uses may be permitted subject to an amendment to the Zoning By-law, provided that the Planning Board and Township Council are is satisfied that:
 - a) the use is related to and will benefit the agricultural industry;
 - b) the use will assist in the furthering of knowledge in the agricultural sector of the economy; and,

- c) the use will assist the regional agricultural community through training and the identification of new methods and procedures.

4.2.3 Agri-Tourism

This Plan supports the development of uses that promote the importance of the agricultural and rural community. On this basis, permitted uses in the Rural and Agricultural designations shall include uses such as artist studios, pancake houses, farm machinery and equipment exhibitions, farm tours, holiday- related exhibitions and small-scale educational or interpretive establishments that focus on farming instruction, or ~~other agri-tourism uses may be permitted~~. Bed and breakfast establishments, farm vacations, and occasional agricultural demonstrations, such as plowing matches may be permitted as-of-right in the implementing Zoning By-laws. Other agri-tourism uses may require an amendment to the Zoning By-law. Agri-tourism uses shall be encouraged to locate within existing clusters of farm buildings, where possible. For the purpose of this policy agri-tourism does not include accommodation or camping, the racing or demolition of vehicles, sporting events or concerts.

4.3 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments are permitted in single detached dwellings, provided the bed and breakfast establishment:

- 1) is located within the principal residence of the owner/operator;
- 2) preserves the character of the dwelling as a private residence; and,
- 3) is licensed annually in accordance with local Township licensing requirements, where applicable.

4.4 CANNABIS PRODUCTION FACILITIES

Facilities designed for the indoor or outdoor production and processing of cannabis may be considered outside of settlement areas by an official plan and zoning by-law amendment. In the consideration of an application for an official plan and zoning by- law amendment, the following information will be required as part of a complete application and for local Township Council's consideration:

- 1) A business plan articulating all of the requisite Federal licensing requirements and describing the number of plants to be grown as well as production and processing operations;
- 2) A site plan of the land and building(s);
- 3) A context plan identifying surrounding land use within 1,000 metres of the

proposed facility;

- 4) A functional servicing study;
- 5) A hydrogeological study; and,
- 6) A lighting plan
- 7) Any other technical studies to be determined on the basis of a review and consideration of the above submission requirements.

4.5 CROWN LANDS

Crown Lands are lands owned by the Crown and regulated under the *Public Lands Act*. Crown Lands are identified on Schedule 'A' to the Official Plan, however, the policies of this Plan are not intended to apply to Crown Lands.

4.6 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

4.6.1 ~~Cultural-Built Heritage Resources and Cultural Heritage Landscapes~~

The Planning Board ~~and local Townships~~ recognizes the importance of cultural heritage resources within the Planning Area. Therefore, the Planning Board and local Townships will encourage the ~~conservation of cultural heritage resources, which includes their identification, conservation, protection, management, and use. Cultural heritage resources include archaeological resources, built heritage resources, and cultural heritage landscapes—restoration, maintenance, and enhancement of cultural heritage resources. All new development and site alteration~~ permitted by the policies of this Plan shall ~~have regard for~~ conserve cultural heritage resources and will make every attempt to incorporate these resources into any development plans. In addition, all development will be planned in a manner that ~~preserves~~ conserves and enhances the context in which cultural heritage resources are situated.

~~Cultural heritage landscapes refer to a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. Several individual heritage features such as structures, spaces, archaeological sites, and natural elements, together form a significant landscape, distinctive from that of its constituent elements or parts. Built heritage resources include significant buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.~~

~~Cultural heritage sites include, but are not restricted to, built heritage resources and cultural heritage landscapes that relate to the presence of First Nations and~~

~~Indigenous communities.~~

~~Council recognizes the importance of cultural heritage resources and will encourage the identification, conservation, restoration, and enhancement of these resources.~~ Council supports awareness and participation with the public and ~~First Nations~~Indigenous communities surrounding cultural heritage resources, through the implementation of the following policies.

Policies:

- 1) ~~Protected heritage property, which ~~main~~ may contain built heritage resources or cultural heritage landscapes, shall be conserved, subject to the recommendations of a Heritage Impact Assessment (HIA) or other technical cultural heritage studies prepared by a qualified professional.~~
- 2) ~~The Municipal Clerk in the local Townships shall maintain a Register of Properties which will include properties that have been designated under Part IV and V of the *Ontario Heritage Act*. The Register of Heritage Properties shall be available on a publicly accessible website and be regularly updated to ensure effective conservation.~~
- 3) ~~The Planning Board and local Townships shall consult existing registers and maps identifying built heritage resources and cultural heritage landscapes when reviewing development applications.~~
- 4) ~~Non-designated properties that Township Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with the relevant provisions of the *Ontario Heritage Act*.~~
- 4)5) Development or site alteration is not permitted adjacent to protected heritage property, unless the proposed development and site alteration has been assessed and it has been demonstrated that the heritage aspects attributes of the protected heritage property are will be conserved. A Technical cultural heritage studies, such as a Heritage Impact Assessment (HIA), prepared by a qualified professional may be required to support the application. shall be required where development is proposed adjacent to a protected heritage property, conducted by a qualified professional with expertise in cultural heritage resources to:
 - a) ~~Identify the positive and adverse impacts on the heritage resource that may be expected to occur as a result of the proposed development;~~
 - b) ~~Describe mitigation measures that may be required to prevent, minimize, or mitigate the adverse impacts; and~~

~~e) Demonstrate that the proposed development will not adversely impact the defined cultural heritage value of the property, and/or its streetscape/neighbourhood.~~

6) Local Townships shall conserve cultural heritage resources when undertaking public works or environmental projects. Technical cultural heritage studies may be required to mitigate any adverse impacts.

7) The *Ontario Heritage Act* may be utilized to conserve, ~~protect, and enhance significant~~ cultural heritage resources within the local Townships through the designation, by by-law, of individual properties, and/or by designating areas as heritage conservation districts, ~~and/or landscapes sites.~~ Prior to the designation of a heritage conservation district, the local Township Council:

a) Should pass a by-law defining an area or areas to be examined for future designation as a heritage conservation district;

b) Should prepare a study for the area or areas to determine the feasibility of designation, the delineation of the district boundaries, an evaluation of the area's heritage character, and guidelines for future conservation and planning.

2)8) The local Township Council may also establish a Municipal Heritage Committee (MHC) pursuant to Section 28 of the *Ontario Heritage Act* to advise and assist on matters relating to Part IV and V of the *Ontario Heritage Act* and such other cultural heritage matters as the Council may specify by by-law.

3)9) Applicants shall consult ~~First Nations/Indigenous communities~~ where cultural heritage resources involve ~~First Nations/Indigenous heritage sites or burial grounds~~ or cultural heritage resources that are of cultural heritage value or interest to Indigenous communities. The applicant shall seek the ~~First Nation's/Indigenous community's~~ advice on the manner in which these resources ~~and features~~ are to be dealt with/conserved.

10) The Planning Board and the local Townships shall engage early with ~~consider the interests of First Nations and~~ Indigenous communities to ensure their interests are considered when ~~in~~ conserving ~~built-cultural~~ heritage resources ~~and cultural heritage landscapes.~~

4)11) In partnership with Indigenous communities, the Planning Board and local Townships will engage early and develop a protocol and collaborative process for conserving cultural heritage resources that may be of interest to Indigenous communities.

4.6.2 Archaeological Resources

The Planning Board and local Townships recognize that there may be terrestrial and/or marine archaeological sites or areas of archaeological potential within the boundaries of the Planning Area. The Planning Board and local Townships will obtain available archaeological site data locations from the Ontario Archaeological Sites Database maintained by the Province under the provisions of a data sharing agreement with the Province for the purpose of cultural heritage conservation planning.

Areas of archaeological potential ~~is~~ are determined through the application of criteria established by the Province ~~or an Archaeological Management Plan~~. The Planning Board and local Townships will consult existing registers and maps identifying archaeological resources and areas of archaeological potential when reviewing development applications. ~~Such criteria include known archaeological sites, proximity to water, current or ancient shorelines, cemeteries, sandy soils, rolling topography, unusual landforms, historic transportation features such as portage routes, places of past human settlement, or places significant to history and understanding of a people or place. Significant First Nations and non-First Nations cemeteries or unmarked burial sites may also be considered as archaeological resources.~~

- 1) In the event that human remains or cemeteries are encountered during site assessment or development, all work shall cease and the site shall be secured. The appropriate authorities shall be notified and the required provisions under the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall be followed. All relevant ~~First Nations/Indigenous~~ communities shall be consulted for input where any burial site or remains is considered to be of potential ~~First Nations/Indigenous~~ origin. The applicant and/or Council shall seek the ~~First Nation's/Indigenous community's~~ advice on the manner in which these resources and features are to be dealt with. The Planning Board and Township Councils may require that the development proponent retain archaeologists licensed under the *Ontario Heritage Act* to assess or monitor the site and recommend conservation strategies.
- 2) Where proposed development or site alteration is planned to be located on lands with significant archaeological resources or is planned to be within an area ~~considered to have~~of archaeological potential based on provincial screening criteria, an Archaeological Assessment prepared by a licensed archaeologist in the Province of Ontario shall be prepared, ~~as well as an and Acknowledgement~~ a letter from the ~~Ministry of Citizenship and Multiculturalism~~Province indicating that the associated report has been entered into the Ontario Public Register of Archaeological Reports ~~should be included.~~ These should be prepared to the satisfaction of the Planning Board, local Townships and any impacted ~~First Nations/Indigenous~~

communities.

- 3) Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.
- 4) The Planning Board and the local Townships shall consider the interests of ~~First Nations and~~ Indigenous communities in conserving archaeological resources.

4.6.3 Marine ~~Heritage~~ Archaeological Resources

Policies:

- 1) A marine archaeological survey-assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* may be required if shoreline or in-water works are proposed on lands with marine archaeological resources or within areas of marine archaeological potential, partially or fully submerged marine features or items of cultural heritage value are identified and impacted by shoreline and waterfront developments. A letter from the Province should also be included indicating that the associated report has been entered into the Ontario Public Register of Archaeological Reports. The Province's Criteria for Evaluating Marine Archaeological Potential checklist should be used to determine if an area has marine archaeological potential.
- ~~2) Any marine archaeological resource that is identified must be reported to the Ministry of Heritage, Sport, Tourism and Cultural Industry (MHSTCI) immediately. MHSTCI shall determine whether the resource shall be left on location or may be removed, through excavation, by licensed marine archaeologists.~~

4.7 GROWTH MANAGEMENT

4.7.1 Growth Management Strategy

The policies of this plan strive to ensure efficient and cost-effective coordination between the growth management framework and the provision of systems of networks and infrastructure.

Growth management in the Planning Area is based on accommodating growth until the year 2051 in through:

- 1) Land use intensification, where possible, having regard for the timeline and efficient use of existing infrastructure;

- 2) The evaluation of growth-related infrastructure costs and the financial implications of the proposed works, thereby aligning land use planning with municipal asset management plans;
- 3) Directing development to areas suitable for the provision of hard and soft municipal services;
- 4) The following targets apply to the housing mix in new residential development within the Echo Bay and Desbarats settlement areas over the planning period:
 - a) Low Density Residential – 80%
 - b) Medium Density Residential – 20%
- 5) Maintaining an adequate supply of land to accommodate appropriate range and mix of land uses and develop in an orderly, efficient, timely and affordable manner to meet projected needs for a time horizon of 25 year;
- 6) Maintaining at all time the ability to accommodate residential growth for a minimum of 15 years through intensification, redevelopment and if necessary, lands which are designated and available for residential purposes.

Based on the Background report, the Planning Area is anticipated to experience annual population growth of 0.85% over the planning horizon (2021-2051), attributed to the projected increase in Algoma District's population over this same period.

Based on the population share of Algoma District population for the Townships within the Planning Board Area, a forecasted population increase of 1,139 inhabitants and an additional 418 private occupied dwellings from the 2021 Census figures is expected by 2051. Table 1 below shows the project population estimates for local Townships and the Planning Area as a whole over the planning horizon.

Table 1 Projected population estimates for local Townships and the Planning Area

<u>Local Township</u>	<u>2026</u>	<u>2031</u>	<u>2036</u>	<u>2041</u>	<u>2046</u>	<u>2051</u>
<u>Macdonald, Meredith, and Aberdeen Additional</u>	<u>1,706</u>	<u>1,733</u>	<u>1,780</u>	<u>1,830</u>	<u>1,886</u>	<u>1,949</u>

Tarbutt	646	656	674	693	714	738
Laird	1,264	1,284	1,319	1,356	1,398	1,444
Johnson	844	858	881	906	934	965
Total	4,460	4,531	4,654	4,785	4,932	5,095

4.7.2 Settlement Areas Adjustment and Expansion

Policies:

- 1) In considering any privately initiated requests to expand or modify the boundaries of any designated Village or establish a new settlement area, the Township shall consider the following matters in accordance with the policies of this Plan and provincial policy statements issued under Sections 2 and 3 of the *Planning Act*:
 - 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 (e.g., schools, hospitals, community recreation facilities, or other facilities which provide services such as social assistance, recreation, police and fire protection, healthcare, childcare, and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services);
 - c) Whether the applicable lands comprise specialty crop areas, being lands within the Agricultural designation of this Plan where specialty crops are grown (e.g., tender fruits, grapes, other fruit crops, vegetable crops, greenhouse crops, or crops from agriculturally developed organic soil), resulting from:
 - i) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and
 - ii) A long-term investment of capital in areas such as crops, drainage, infrastructure, and related facilities and services to produce, store, or process specialty crops.
 - d) The evaluation of alternative locations which avoid prime agricultural areas, and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural

areas;

- e) Whether the expanded settlement area complies with the minimum distance separation formulae, as developed by the Province and amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities;
- f) 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 and based on provincial guidance; and,
- g) Whether the new or expanded settlement area provides for the phased progression of ~~urban~~ development in a settlement area.

4.8 HOME-BASED BUSINESSES

Home-based businesses are an important means of realizing small business start-ups and self-employment.

Policies:

- 1) Home-based businesses are permitted in any land use designation that permits a residential use, subject to performance standards that will be established in the Zoning By-law.
 - a) Where permitted, home-based businesses shall be secondary to the residential use of the property and shall not generate adverse impacts on surrounding properties. Home-based businesses which can no longer be considered secondary to the residential use of the property shall be subject to a Zoning By-law Amendment or required to relocate to an appropriately zoned commercial or industrial site.
 - b) Home-based businesses located along Provincial highways shall require the approval of MTO. Typically, MTO will require that the property owner obtain a building and land use, entrance, and/or sign permit. As a condition of these permits, MTO requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future if MTO's safety requirements are not met and that an additional entrance will not be permitted to accommodate a home-based business.
 - c) Home-Based Businesses in the Agricultural designation shall conform with the policies in [Section 2.4.4](#) (Agricultural Related Uses and On-Farm Diversified Uses).

4.9 ECONOMIC DEVELOPMENT

The Planning Board [and local Townships](#) recognizes that the economic base of the municipalities is dependent principally on agriculture and service industry activities related to Health care and social assistance, agriculture and related agricultural uses, construction and manufacturing. To a certain extent, highway commercial trade and service centres function of the villages of Desbarats and Echo Bay provide a potential opportunity for the development of local economy.

The Planning Board [and local Townships](#) also recognizes the Planning Area's strategic location and environmental amenities in providing an attractive rural living environment for a commuter population and seasonal residences, both factors of which have an impact on the economic base.

It is the intent of the Planning Board [and local Townships](#) to promote the economic base to:

- promote economic development activities consistent with the current economic base and environment amenities.
- work in association with other municipalities and associations or agencies in undertaking economic development.

Policies:

The Planning Board [and local Townships](#) will undertake several measures to sustain or strengthen the economic base including:

- 1) Protection of agriculture as the economic mainstay of the Planning [Board Area](#) and encouraging the development of farm related agro-business and industries;
- 2) Encouraging water-oriented commercial development while continuing to sustain the environmental amenities of shoreline areas;
- 3) Encouraging and facilitating approvals for highway and rural commercial and local commercial development in Desbarats and Echo Bay. Provincial highway access controls will apply and may limit or prohibit access onto Highway 17. Prior approval of the [Ministry of Transportation of Ontario](#) will be required;
- 4) Undertaking community improvement projects within the villages of Desbarats and Echo Bay;
- 5) Encouraging the development of home occupations and home industries;
- 6) Encouraging and supporting social assisted housing developments for

seniors, families and other specialized groups; and

- 7) Allocating funds from the municipal budget to implement economic measures.
- 8) Measures for implementation include:
 - a) Participating in senior government funding programs.
 - b) Encouraging existing and new businesses or industries to access funding opportunities for economic development.

4.10 PLANNING FOR INFRASTRUCTURE

4.10.1 Asset Management

Growth and development in the Planning Area is supported by a comprehensive infrastructure system within each local township which includes, but is not limited to, water and sewage services, roads and trail systems, and waste management. These systems play an important role in defining the Planning Area and ensuring its sustainability, in terms of community health, economic competitiveness, and environmental awareness.

Policies:

- 1) The local Townships will utilize municipal asset management plans to guide the replacement of infrastructure through the use of life cycle costing.
- 2) Planning for infrastructure and public service facilities will ensure that they are financially viable as demonstrated in the local Townships' Asset Management Plans. Optimal use of existing infrastructure and public service facilities shall be made prior to the construction of new infrastructure or public service facilities.

4.10.2 Sewage, Water and Stormwater

The Planning Area contains areas which are fully serviced, partially serviced, and privately serviced by sewer and water.

- 1) The Planning Board and local Townships shall ensure that water and sewage services are provided in a manner that:
 - a) Protects human health and the natural environment;
 - b) Is financially stable and complies with all applicable legislation or approvals;

- c) Is sustainable from the perspective of the water resources upon which services rely;
- d) Municipal water and sewage services are permitted in all land use designations without an amendment to this Plan, providing the planning of such facilities is approved under the provisions of relevant federal and/or provincial legislation;
- e) Private water and sewage service providers shall consult with ~~the Planning Board and~~ local Township during the planning of new facilities; and
- f) Considers opportunities to allocate, and re-allocate if necessary, any unused system capacity in water and sewage services to support efficient use of these services to meet current and projected needs for increased housing supply.

4.10.3 Full Municipal Services

The preferred form of servicing for all development in the Villages areas is full municipal sewer and water services.

Policies:

- 1) In the Township of Johnson and Macdonald, Meredith and Aberdeen Additional, it shall be required, where feasible, that all new development or redevelopment within the settlement areas to be connected to the municipal water and sanitary sewer system. With the exception of minor infilling or rounding out of existing development on partial services located in the Mixed-Use designation provided site conditions are suitable
- 2) Prior to development approval involving significant lot creation and/or development in the Villages, the Planning Board and local Township shall require the preparation and approval of a functional servicing report. Notwithstanding any land use designation, limitations on the capacity or operating performance of the municipal water and sewage systems will be a constraint to further development. ~~The Planning Board and~~ Local Township~~s~~ will continue to monitor treatment capacities and operational effectiveness of these municipal systems.
- 3) Future investments in municipal infrastructure shall be in accordance with the local Township's Asset Management Plan.
- 4) Where the servicing of new ~~urban-fully serviced~~ development requires extensions and/or improvements to the existing public piped systems, such servicing will generally be financed, constructed, and maintained by the

proponent before being turned over to the local Townships. Where the servicing of new ~~urban~~-fully serviced development requires improvements to an existing substandard public piped system, the proponent will generally contribute their share towards the total costs of improving the system. Prior to construction, water distribution or sewer collector systems must be approved by the responsible authorities. New lot/unit creation will be subject to the availability of adequate reserve servicing capacity, as determined by local Townships.

- 5) When unallocated servicing capacity does not exist for a proposed development, the Planning Board and local Township may refuse the application or zone the property with a holding symbol not to be removed until such time as adequate servicing capacity becomes available.

4.10.4 Partial Services

Parts of the Echo Bay settlement area designated Mixed Use are serviced with partial municipal water and private sewage services. These areas are planned for continued partial servicing until such time as it is feasible to connect to full municipal services.

Policies:

- 1) Continued use of existing partial services is permitted within the Mixed-Use Designation to allow for infilling and minor rounding out of existing development on partial services, where site conditions are suitable for the long-term provision of such services with no negative impacts.
- 2) The development of existing undersized lots on partial services may be permitted in accordance with the relevant provisions of the Zoning By-law and this Plan, provided that the lot is of an adequate shape and size for partial services and approved by the appropriate authority.

4.10.5 Private Services

The primary means of servicing the area beyond the existing service limits are private services of a variety of types and technologies. Lands outside of the settlement areas are permitted to develop on the basis of private water and sewage services, including the Shoreline, Rural and Agricultural designations.

Policies:

- 1) The extension of municipal water services to areas outside of the settlement areas will only be considered to address an existing water quality problem associated with an existing development or lot of record. A servicing report may be required to identify the most appropriate form of servicing to ensure

Commented [RE10]: Comment from Planning Board:

all properties in this area either have full services or no services, there are no partial. The only area that has partial services is in the Defazio subdivision where some parts of Hurley and Margaret have water services only and not sewer.

Commented [DW11R10]: Need clarification from Planning Board on the area that is or isn't serviced. Map of serviced and unserved or partially serviced area of Echo Bay should be created.

environmental protection.

- 2) Where development is proposed outside fully serviced areas, the proponent must prove that the soil conditions of the proposed site are suitable for a waste sewage disposal system and that there is a proven source of potable water available.
- 3) The installation of septic systems is subject to the approval of Algoma Public Health Unit provided septage capacity has been confirmed and where site conditions are suitable for the long term. The Health Unit may require a servicing report prior to approval.
- 4) As a result of evolving technology in the field of private sewage disposal systems, the Planning Board and ~~the local~~ Townships do not wish to limit the types of sewage systems that may be considered. However, the Planning Board and ~~the local~~ Townships must be satisfied that any proposed sewage disposal system has the approval of the Algoma Public Health Unit and/or the Province and that sufficient data exists to indicate that the system will operate properly for the long term, without any negative impact on the natural environment.
- 5) Evaluation of new development will be undertaken using ~~MECP's the Province's~~ Procedure D-5-4 and D-5-5 to ensure that site conditions are suitable for individual on-site water and sewage services over the long term with no negative impact. drinking water will meet treatable drinking water quality standards for the health parameters.
- 6) Where subdivisions are proposed with an average lot size below 1.0 hectare on private services a hydrogeological study shall be required to demonstrate the proposed lots can safely accommodate sewer and water services.
- 7) For consent applications, in certain circumstances, where concerns are identified, the Planning Board may require the proponent to undertake a hydrogeological study or assessment, prior to approval of the severance.
- 8) Where well water is proposed as the source for potable water, the proponent shall provide a report prepared by a qualified professional indicating there is a reasonable expectation that suitable water will be available for the proposed development based on an examination of the water quality and quantity in existing surrounding wells.
- 9) Prior to approving creation of a new lot on private services by plan of subdivision or consent, Council shall require that proponents demonstrate adequate septage treatment capacity by providing a letter, signed by the holder of the Environmental Compliance Approval (ECA) for a treatment facility, indicating that capacity for the development's septage exists.

4.10.6 Stormwater Management

Stormwater management assists in protecting and improving water quality. It controls the quantity of stormwater runoff to reduce erosion and flooding and improves the quality of stormwater runoff.

Stormwater management includes water resulting from storm events or a thaw. Understanding that land use activities directly and indirectly impact stormwater management, such as impervious surfaces (i.e. roads, driveways, rooftops) which prevent infiltration and can lead to forced flow overland, increased flood risk, pollution and erosion, it is important to have adequate stormwater management measures in place.

The intent of the stormwater management policies is to ensure that consideration is given to stormwater management, the quality and quantity of stormwater runoff, and off-site impacts for proposed development. Further, naturalized stormwater management practices to help reduce capital and maintenance costs and to support sustainable practices are encouraged by this Plan.

Policies:

- 1) All commercial, industrial, institutional, recreational and multiple residential development proposals shall be supported by Stormwater Management (SWM) reports. The content and scope of the report shall be determined when the development is proposed.
- 2) ~~The Planning Board and the Townships require that~~ All detailed stormwater design plans shall be completed in accordance with the provincial guidelines of the current ~~MECP~~ Stormwater Planning and Design Manual for all commercial, industrial, and institutional development, and multiple residential development. Council may recommend additional specific requirements on a case-by-case basis.
- 3) Stormwater management plans for development adjacent to and in the vicinity of a provincial highway must be prepared in accordance with Ontario Ministry of Transportation (MTO) Provincial guidelines and must be reviewed and approved by ~~MTO~~ the Province.
- 4) The Plan will include identification of the receiving waterbody, design objectives to be applied, and a description of the stormwater management practices to be applied, in accordance with the relevant Provincial policies and guidelines. Proponents are encouraged to consult with the relevant ministries and agencies.
- 5) Increases in runoff from development shall be minimized in accordance with best management practices and watershed needs. The impact of any

proposed development on local and area-wide drainage patterns shall be identified. An appropriate method of managing surface runoff shall be developed and implemented as a condition of approval, according to the following policies:

- a) Post-development flow rates shall not exceed pre-development flows;
- b) Plans shall minimize, or where possible prevent or reduce increases in stormwater volumes and contaminant loads;
- c) Retention of existing tree cover and natural vegetation or the provision of grassed and natural areas shall be encouraged to facilitate absorption;
- d) Erosion and siltation control measures shall be included in grading and drainage plans;
- e) Development which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected properties;
- f) Low Impact Development (LID) alternatives, to manage stormwater as close to its source as possible, will be encouraged, especially for larger scale developments;
- g) Use of best management practices;
- h) Other matters as determined by the [local](#) Townships or the Planning Board;
- i) Alignment with any applicable comprehensive municipal stormwater management plans.

4.10.7 Transportation

The Planning Area is served by a network of public and private roads, rail corridors, trails and airports.

Policies:

- 1) The minimum right-of-way width for all municipal roads shall generally be 20 metres. Every effort will be made to secure this right-of-way width as a condition of *Planning Act* approvals. In addition, where road deviations or forced roads are known to exist, local Townships are encouraged to secure such deviations or forced roads through *Planning Act* approvals.

- 2) Setbacks from provincial highways, public and private roads will be established through the Zoning By-law.
- 3) ~~The Planning Board and Township Councils will encourage~~ The creation of a transportation system that is safe, energy efficient and appropriate to projected needs, and which supports the use of zero-emissions vehicles will be encouraged.
- 4) The local Townships are encouraged to undertake programs to straighten and re-align roads where it is financially feasible and in the public interest to undertake such work. Where such work requires patent lands to be assumed for the purpose of road construction, the local Township will enter into an agreement with a landowner to convey or trade land necessary to facilitate the re-alignment. Where the re-alignment results in the creation of a new lot, Council may allow the lot to be used for uses permitted by this Plan provided the potential lot conforms with the criteria in Section ~~4.124.44~~. Where the potential lot does not conform with one or more of the criteria in Section ~~4.124.44~~, the local Council will require any residual lands to be merged with adjoining lands at no expense to the landowner.
- 5) Where existing, assumed public roads deviate onto private land or where lands necessary to a future realignment are identified, the local Township may acquire such lands or require the owner to enter into agreements for the conveyance of such lands in conjunction with *Planning Act* approvals.
- 6) Where necessary, the local Township will conduct a Class Environmental Assessment in accordance with the *Environmental Assessment Act* for such undertakings.

4.10.7.2 Provincial Highways

Highway 17, Highway 548 and Highway 638 are Provincial highways and new development proposed on land which are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area are subject to ~~the requirements of the Ministry of Transportation~~Provincial requirements.

Policies:

- 1) Development within MTO's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA) should be designed to avoid, mitigate, or minimize negative impacts on the corridor's primary function as a people and goods movement facility over the long-term.
- 2) New development will be discouraged from locating on lands within MTO's permit control area and subject to MTO-Provincial approval. Direct access

will be discouraged and often prohibited.

- 3) New development shall also be required to maintain a 50 metres noise buffer from the highway, wherever feasible. Land uses proposed within the 50 metres noise buffer shall be subject to noise feasibility and/or detailed noise studies in accordance with the [MECP's Province's](#) "Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation" guidelines.

4.10.7.3 Local Township Roads

- 1) For the purposes of this Plan, local roads are roads that are owned and maintained by a Township. There are two different classes of local roads within the Planning Area:
 - a) Township Roads that provide year-round access to abutting properties; and
 - b) Seasonal Township Roads that provide access to abutting properties on a seasonal basis as winter maintenance and plowing are not provided.
- 2) Proponents shall consult with ~~the Planning Board and~~ local Township prior to establishing an entrance or access to a municipal road. Direct access to these roads will only be permitted in locations which can accommodate traffic in a safe manner. Where sight deficiencies exist because of curves or grades, no new access will be permitted unless the deficiency is corrected in a manner acceptable to the local Township, at the proponent's expense.
- 3) Standards for new local roads will be based on engineering standards for design, layout, drainage, and construction. Where new local roads are constructed as part of a development, the developer will be responsible for the cost of construction.
- 4) Existing Township Roads having substandard widths or engineering standards and when scheduled for reconstruction, may be reconstructed to currently accepted standards as determined by the Township.
- 5) The Township may consider alternative development standards, including reduced right-of-way widths for development within the settlement areas or other established areas.
- 6) Development proposals adjacent to a local road shall be designed such that outdoor storage and loading areas are visually screened and appropriately located.

7) Local Townships may enter into agreements with adjacent municipalities for

the construction and/or maintenance of local roads that serve as municipal boundaries.

- 8) Where additional land is required for road widenings and extensions, such land will be dedicated wherever possible, when approving draft plans of subdivision or condominium, consents or site plan agreements, without amendment to this Plan.

4.10.7.4 Township Roads - Seasonal

Seasonal Township Roads are those roads that are owned by a local Township but are not maintained on a year-round basis. Access to and usage of these roads is subject to the jurisdiction of the local Township, and the Township may restrict new building and development on such roads.

- 1) Seasonal Township Roads may be reclassified to full maintenance local Township Roads provided they are upgraded to currently accepted standards and it will not create a financial burden on the Township. The costs for upgrading a Seasonal Maintenance Local Road will be financed through local improvement, or other means of financing which shall be borne by the abutting owners of the reclassified road.
- 2) In circumstances where development is proposed at or near the terminus of a Seasonal Township Road, the Township may require the benefiting landowner(s) to upgrade and/or construct the road as a condition of development approval.
- 3) The construction of new Seasonal Township Roads or the extension of existing ones is discouraged, subject to the discretion of the local Townships.

4.10.7.5 Private Roads

- 1) Private roads are access routes located on private property which may be the subject of easements or rights-of-way and are owned and maintained by private individuals, corporations or associations. Such roads generally provide access to more than one property. It is the policy of this Plan to restrict the extension of new private roads or individual rights-of way for the purpose of facilitating new lot creation, with the exception of an extension required to provide legal access to an existing land-locked parcel.
- 2) Private roads will not be assumed and maintained by a local Township unless the road is brought up to municipal standards and assumed by the Township on a year-round basis. The cost of bringing such a road up to municipal standard shall be borne by the landowners that will benefit from the year round maintenance of the road. This policy shall not compel a local

Township to assume any private road.

- 3) Lands accessed by and fronting on private roads shall be placed in a zoning category that recognizes the limited nature of service delivery on private roads. The rezoning of land to a zone that does not distinguish between service levels may be considered by the local Township Council, subject to consideration of the following criteria:
- a) The lot being rezoned shall have frontage on, and direct access to, a public road maintained year round by the local Township or other public authority;
 - b) The private road that abuts the lot(s) to be rezoned is brought up to Township road standards at no cost to the local Township;
 - c) The cost to the local Township of providing road maintenance is offset by additional assessment generated by the properties that have frontage on and direct access to the portion of the road that is to be assumed by the local Township;
 - d) The dwelling(s) and structures on the lot(s) to be rezoned shall comply with all applicable building and construction standards;
 - e) The dwelling(s) on the lot(s) to be rezoned shall be serviced by a private well on the same lot or an appropriate water supply;
 - f) The dwelling(s) on the lot(s) to be rezoned shall be serviced by an appropriate means of sewage disposal that is designed to serve a permanent residence and which has obtained the approval of the Township or its delegate;
 - g) The fire department and other emergency service providers confirm that the lot to be rezoned can be serviced year-round by emergency service vehicles; and,
 - h) The lot(s) to be rezoned complies with all applicable Zone provisions in the implementing Zoning By-law.

4.10.7.6 Roads on Crown Land

The local Townships support the public use of roads and trails on Crown land for passive recreational purposes, however the local Townships will not expend financial resources to maintain, upgrade or assume such roads. Improvements or capital works proposed for such roads must be authorized by the Province of Ontario. Where *Planning Act* approvals are sought for lands that require or are dependent on access over Crown land, such approvals will be contingent on the proponent obtaining support or approval from the [Ministry of Natural](#)

[Resources](#)[Province](#) for the use of Crown land for access.

4.10.7.7 Unopened Municipal Road Allowances [and Unassumed Roads](#)

An unopened municipal road allowance is land that has been surveyed or identified for use as a public road, but has never been improved, maintained or utilized as a public road. Such roads will generally not be improved for public use, but where the improvement of an unopened road allowance would yield a substantial public benefit, the local Township will consider the provision of long-term maintenance provided the cost to upgrade the unopened road allowance is borne by landowners who would directly benefit from the improvement.

The local Township will retain all unopened road allowance but may consider the closing and conveyance of an unopened road allowance only in accordance with Section [4.10.7.104.9.7.9](#) of this Plan.

An unassumed road is an existing road located within an unopened road allowance that the local Township has not assumed responsibility over and does not maintain on a year-round or seasonal basis.

No development is permitted on unassumed roads unless otherwise permitted through an existing agreement or as approved by the local Township Council.

It is not a policy of this Plan that unassumed roads be upgraded by the local Township.

1) Subject to the applicable sections of the *Municipal Act*, in situations where landowners on an unassumed road request that the local Township assume the unassumed road, the following criteria shall be met prior to the consideration of such request:

- a) The road to be assumed has direct access to a public road maintained year-round;
- b) The unassumed road shall be brought up to an appropriate standard, acceptable to the local Township and at no cost to the local Township;
- c) A road construction agreement between the owner(s) and the local Township shall be required at no cost to the local Township; and,
- d) The lot(s) adjacent to the unassumed road be properly rezoned.

4.10.7.8 Traffic Impact Studies

Traffic impact studies may be required by Planning Board or [local](#) Townships to

support a development application. The intent of such a study is to ensure that the proposed development can be designed and sited to ensure that the impacts of the development on the adjacent road network are addressed.

4.10.7.9 Conditions Under Which Development is Permitted on Private Roads

All lots that front on a private road shall be placed in a zone to recognize the limited nature of services on private roads in the local Township's implementing Zoning By-law. These lots may also be subject to Site Plan Control. A local Township Council may also restrict new development on a vacant lot until a Site Plan Agreement is entered into between the landowner and the local Township.

It is not the intent of this policy to control the siting of building or structures on the lot, unless it is deemed by the local Township Council that issues relating to buffering, building placement and/or drainage should be dealt within the context of a Site Plan Agreement.

- 1) Prior to considering a Site Plan Agreement, Council shall be satisfied that:
 - a) The use of the lot is permitted by the implementing Zoning By-law;
 - b) The lot and all buildings and structures on the lot comply with the implementing Zoning By-law; and,
 - c) The sewage disposal system is operating in accordance with current standards and that the use is serviced by an appropriate water supply on the same lot.
- 2) The Site Plan Agreement shall contain wording that indicates that:
 - a) the owner acknowledges and agrees that the lot in question does not front on an improved public road;
 - b) the owner acknowledges and agrees that the local Township does not or is not required to maintain or snowplow the said road or street;
 - c) the owner acknowledges and agrees that the local Township will not take over or assume a private road or street as a Township public road or street unless it has been built according to an appropriate road standard; and,
 - d) the owner acknowledges and agrees that the local Township is not liable for any injuries, losses or damages as a consequence of the Township issuing a building permit.

4.10.7.10 Closing and Conveyance of Road Allowances

- 1) Unopened road allowances will be retained by the local Township and may be used to accommodate future transportation needs, if warranted.
- 2) Notwithstanding, a Council may pass by-laws to close any portion of an opened or unopened road allowance in accordance with the *Municipal Act*, and in doing so the Township may convey ownership of some or all of the lands.
- 3) Prior to considering the closure and conveyance of any road allowance, Township Council will consider the following criteria:
 - a) If the road allowance to be closed provides an existing or potential public access to a lake or river by leading to the water's edge, Township Council must be satisfied that there is an adequate alternate public access to the water body in proximity to the road allowance to be closed; and,
 - b) If the road allowance is used by a formalized recreational trail organization, as indicated on the Schedules or Appendices to this Plan, it must be demonstrated that the closure will not be detrimental to the greater trail network.
- 4) Where the local Township is requested to close and convey any portion of a road allowance, Township Council may, as a condition of such conveyance, require any of the following:
 - a) The exchange of other property to provide appropriate land or water access;
 - b) Notification of such closure and conveyance to abutting landowners in accordance with the authority provided under the *Municipal Act*;
 - c) The subject lands be rezoned;
 - d) The removal or structural repair of buildings or structures; or,
 - e) The prospective owner of such lands to assume responsibility for all costs associated with the closure including the preparation of a survey and all legal documents necessary to effect the land transfer.

4.10.7.11 Railway

- 1) Development adjacent to railways may require the proponent to provide a noise and/or vibration assessments to determine control measures which are satisfactory to the approval authority.

- 2) Setbacks from the railway right-of-way will be determined in the zoning by-law.
- 3) Development within 300 metres of a railway line is subject to site plan control.

4.11 RECREATIONAL VEHICLES

~~A Local Township may regulate~~ Recreational Vehicles (RV) ~~in accordance with the provisions of the Zoning By-law or a by-law passed under the *Municipal Act*.~~

~~may be permitted as a recreational use on a vacant lot of record in the Rural designation provided the following policies are satisfied.~~

~~Policies:~~

- ~~1) The purpose of an RV is to provide for a temporary living accommodation that is recreationally oriented and is not to be used as a permanent or year-round residential dwelling.~~
- ~~2) Decks, enclosures, roof overs, extensions or additions to a RV shall not be permitted unless such structures or construction has been specifically designed or pre-engineered for the RV by a manufacturer or after market manufacturer and are capable of being removed. No such structures shall be permitted which have the effect of rendering the RV as a permanent structure or a permanent residential dwelling on a lot or site.~~
- ~~3) Placement of RVs shall adhere to the lot area, sewage disposal, building setbacks and other zoning requirements of the Zoning By-law as they apply to the principal dwelling unit on the property. RVs shall only be permitted on lands designated Rural Policy Area on the Land Use Plan Schedule and only where the lands are zoned to permit an RV.~~
- ~~4) Owners of RVs shall obtain approval for a sewage disposal system from the Algoma Public Health as a condition prior to placing their RV on a vacant lot.~~
- ~~5) Individual RVs shall only be permitted where they are adequately serviced with a potable water supply, and with an on-site sewage disposal system as approved under the *Building Code Act*. Such sewage disposal system shall be in addition to any self-contained or on board holding tanks. The intent of the Plan is to avoid the illegal discharge of sewage or grey water on any lands occupied by a RV.~~
- ~~6) RVs may be located on lots adjacent to permanent dwellings provided they take the appropriate measures to minimize the visual impact through~~

~~screening or buffering.~~

- ~~7) RVs within 120 metres of a water body or significant natural heritage feature on individual lots shall be subject to site plan control in accordance with Section 5.2.5 of this Plan. Site plan control may be used to govern walls, fences, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands, the installation of individual on-site water and sewage disposal services, access to the lands and grading and drainage controls.~~
- ~~8) Accessory uses to a recreational vehicle shall not include a sleep cabin or a second RV on a lot.~~
- ~~9) An RV may be permitted on a lot created by consent in the Rural designation provided the lot creation policies of this Plan.~~
- ~~10) An RV may be stored, but otherwise not used on a lot occupied by a permanent or seasonal dwelling in the Village, Agricultural, Rural, Mixed-Use and Shoreline designations, provided the RV meets all of the applicable zone requirements for an accessory use.~~
- ~~11) RVs may be licensed by the Townships under the authority of the *Municipal Act*. The licensing by law may specify the period and conditions of occupancy and the permit fees for recreational vehicles. Licensing provisions shall not apply to RV's where they are stored only and not used.~~
- ~~12) The Townships may utilize a Property Standards by law under the Building Code Act to regulate the maintenance of properties, buildings and structures used for RVs or accessory thereto.~~
- ~~13) Recreational Vehicles on Vacant Lots in the Shoreline Designation~~

Recreational Vehicles ~~may be permitted~~ in the Shoreline designation ~~based the criteria in Section 4.11 and also the following criteria~~must adhere to the following policies.

Policies:

- ~~14)~~1) The RV is set back at least 30 metres [98.4 feet] from the high water mark of any water body.
- ~~15) The RV does not negatively impact the view of the waterfront for adjacent properties.~~
- ~~16)~~2) A recreational vehicle shall not be permitted on a lake deemed to be at capacity except in accordance with Section 2.5.62-5.5 of this Plan.

4.12 LAND DIVISION

4.12.1 Plan of Subdivision and Condominium

Applications for approval of a draft plan of subdivision or condominium will be considered on the basis of the underlying land use designation and the associated policies of this Plan. The ~~Planning Board~~[local Townships](#) will process applications for draft plan approval in accordance with the relevant provisions of the *Planning Act* and the Provincial Planning Statement, as amended. Applications that do not conform to the policies of this Plan will not be approved by the approval authority.

A plan of subdivision is required generally when more than five lots are being created, which may require a new municipal road to be created and/or when municipal water and/or sewer services are required to be extended to service the development.

Policies:

- 1) As part of the Draft Plan approval, the following provisions apply:
 - a) The applicant is strongly encouraged to pre-consult with the ~~Planning Board~~[local Township](#), and any other person or agency deemed appropriate prior to applying.
 - b) The applicant shall pay all required application fees when applying for draft plan approval as part of the complete application.
 - c) The ~~Planning Board~~[local Township](#) shall ensure that the draft plan of subdivision or condominium is consistent with the Provincial Planning Statement and regard shall be had, among other matters, to the health, safety, and welfare of the present and future inhabitants of the Planning Area and to:
 - i) Determine whether the proposed subdivision or condominium is premature or in the public interest, as determined by the ~~Planning Board~~[local Township](#);
 - ii) the suitability of the land for the purposes for which it is to be used considering the land use and environmental policies of this Plan;
 - iii) the dimensions and shapes of the proposed lots;
 - iv) the area of land that is to be conveyed or dedicated for public purposes;
 - v) the ~~Planning Board and~~ [local Townshipmunicipality](#) which will

consider the policies of this Plan in totality to determine the information required by an applicant to form a complete application for approval of a plan of subdivision; and,

- vi) the provisions of the *Planning Act* relating to subdivision control and condominium, including agreements and part-lot control, will be used by the ~~Planning Board~~local Township to ensure that the land use designations and policies of this Plan are complied with and that a high standard of design is maintained in all development.
- d) The ~~Planning Board and~~ local Townships shall provide input on conditions of approval for plans of subdivision and condominium.
- e) Prior to approval of an application for plan of subdivision or condominium, the ~~Planning Board or~~ local Township will confirm the availability of adequate servicing infrastructure and allocation, waste management, roads/access, and other amenities in accordance with the policies of this Plan.
- f) Lots within a plan of subdivision will either have frontage on a public road or a private road in accordance with [Section 4.10.7.4](#) of this Plan with joint use agreement, to the satisfaction of the ~~Planning Board and~~ local Township Council. The ~~Planning Board~~local Township will consider a plan of subdivision which has only private road access. Plans of condominium will have access to a public road maintained on a year-round basis or have legal access granted over an existing private road; however, it is recognized that development within the condominium plan may occur on private roads.
- g) Where a plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that lots back onto the provincial highway and front onto a local internal street.
- h) Plans of subdivision or condominium will be appropriately phased to ensure orderly and staged development.
- i) All plans of subdivision or condominium will be subject to a subdivision or development agreement between the ~~Planning Board,~~ local Township, and the development proponent.
- j) The ~~Planning Board~~local Township may adopt standards for the development, design, servicing, roads, financing, and other conditions under the subdivision agreement.

- k) Parkland dedication will be provided pursuant to [Section 4.12.4](#) of this Plan.
- l) In approving a draft plan of subdivision, it may be required that the approval lapses at the expiration of a specified time period, being not less than 3 years. The approval time period may be extended, prior to its expiration in accordance with provisions of the *Planning Act*.
- m) The ~~Planning Board~~ local Township may consider passing a by-law under the provisions of the *Planning Act* to deem registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access, or undesirable location, not to be registered.
- n) The proposed development will be serviced in accordance with the policies of [Section 4.10](#).
- o) The local Township shall require archaeological assessments to be carried out by consultant archaeologists licensed under the *Ontario Heritage Act*, as a condition of any plan of subdivision proposal affecting areas containing an archaeological resource or considered to have archaeological potential.

4.12.2 Consents

Policies:

- 1) A consent shall only be considered where a plan of subdivision is deemed to be unnecessary, where the application conforms with the policies of this Plan, is consistent with the Provincial Planning Statement, and the consent will generally not result in the creation of more than five new lots (i.e. 5 severed and 1 retained) on a lot that existed prior to the date of ~~July 8, 1986~~ [September 15th, 1998](#) and it does not necessitate the creation of a new municipal road, or the extension of municipal services. In the Shoreline designation no more than 3 new lots are permitted to be created by consent (3 severed and 1 retained).
- 2) Consents are generally limited to:
 - a) new lots that represent minor infilling;
 - b) the mortgaging of land beyond 21 years;
 - c) lot boundary adjustments;
 - d) separating existing legal uses;
 - e) separating a surplus farm dwelling from agricultural lands;

- f) separating lots that have merged on title; and,
 - g) easements or rights-of-way.
- 3) Consent to sever land for the purpose of creating a new lot shall only be granted where:
- a) A Plan of Subdivision has been determined not to be appropriate for the proper and orderly development of the land (i.e., existing water and sewer services, if applicable, roads, ~~garbage collection~~, school bussing, etc., currently exist);
 - b) the intended use of the severed and retained parcels conform with the intent and policies of this Plan and the regulations of the implementing Zoning By-law unless appropriate zoning by-law amendments or minor variances are granted concurrently;
 - c) the proposed use of the severed parcel(s) is compatible with the abutting land uses;
 - d) there is no extension of municipal services required, unless addressed through a development agreement;
 - e) the application represents an orderly and efficient use of land and the severance would not hinder development of the retained lands;
 - f) under limited circumstances in the Rural designation, where the severed parcel(s) are intended for infilling within existing development clusters, the first priority shall be to locate the severed parcel(s) between existing residential lots that form part of the cluster. As a second priority, the severed parcel(s) may be located beyond the last existing residential lot but across the road from an existing residential lot or lots. As a third priority, the severed parcel(s) may be located beyond the last existing residential lot but only where all services available in the cluster such as electricity, ~~and telephone and garbage collection~~, are available to the lot and where the development of the lot will not represent a long term increase in municipal costs. Consent for a residence surplus to a farm operation is also permitted in the Rural designation;
 - g) the size and dimensions of the severed parcel(s) and the retained parcel are adequate to accommodate the proposed use or uses;
 - h) adequate access to the severed and retained parcel(s) can be provided from a year-round publicly maintained road in keeping with the transportation policies of this Plan;

- i) access will not create a traffic hazard;
- j) the severed and retained parcels comply with the Minimum Distance Separation (MDS) formulae;
- k) adequate sewage and water servicing can or will be provided in accordance with [Section 4.10](#);
- l) it is feasible with regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses within or adjacent to any development constraint; and
- m) the request, if granted, would not pose an undue financial burden on the applicable municipality.

4.12.3 Technical Consents

Despite the above, consent may be granted in addition to the consent policies outlined above for a technical severance as follows:

- 1) To correct lot boundaries;
- 2) To convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized lot for the purpose for which it is being or will be used;
- 3) To correct title to the land;
- 4) Where the effect of the consent does not create an additional lot;
- 5) To permit an easement;
- 6) To permit a consent for municipal or other public purposes; or
- 7) Where required for public infrastructure.

4.12.4 Public Parkland

Local Councils are entitled to a dedication of land for park purposes as a condition on any division of land in accordance with the *Planning Act*, through Parkland Dedication By-law.

- 1) The dedication represents a percentage of land area or market value of land, and is calculated at 5% for residential development and 2% for commercial/industrial development. Where land in a draft plan of subdivision or condominium is used for any other purpose, the Planning Board may require conveyance of land for park purposes or equivalent cash-in-lieu on

behalf of the local township at a rate of 5% of the gross area of the land proposed for development.

2) With respect to land proposed for a plan of subdivision that will include affordable residential units or attainable residential units, as defined in the *Development Charges Act*, or residential units described in subsection 4.3(2) of the *Development Charges Act*, the amount of land that may be required to be conveyed for parkland shall not exceed 5% of the land multiplied by the ratio of A to B where:

“A” is the number of residential units that are part of the development or redevelopment but are not affordable residential units, attainable residential units, or residential units described in subsection 4.3 (2) of the *Development Charges Act*, 1997; and

“B” is the number of residential units that are part of the development or redevelopment.

3) The conveyance of land for park purposes or equivalent cash-in-lieu may not be imposed in relation to a subdivision proposed for non-profit housing development, as defined in the *Development Charges Act*.

~~2)4)~~ A conveyance of land may be required in accordance with Section 51 of the *Planning Act* for the following purposes:

- a) for pedestrian and bicycle pathways;
- b) fronting a waterbody for public access to water;
- c) improvements be completed to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles; or
- d) to expand and enhance the existing trail network.

~~3)5)~~ Where lands are dedicated for park purposes, the local councils will use the following criteria to determine acceptability:

- a) The parcel should be well proportioned and usable for either passive or active recreation or for multi-function sites for a variety of users;
- b) Township Councils may refuse to accept land if the parcel is considered too small and there are no opportunities to acquire adjacent parcels to create an open space area of acceptable size;
- c) Every attempt shall be made to integrate existing parks and recreational facilities through a system of open space linkages;

- d) The parcel should be well drained, of gentle slope, easily maintained, and not subject to periodic flooding. More rugged terrain or preservation areas (i.e., floodplains or wetlands) may, however, be incorporated into the park system as an additional contribution if the area is to fulfill a natural, passive, or historical function; and
- e) Every attempt shall be made to prevent the unnecessary removal of trees in the development of playgrounds.

4)6) The decision of whether to accept a parkland dedication or the alternative cash-in-lieu shall be based on the need to acquire as much parkland as required in the area to meet a variety of needs. These funds shall then be placed in a park reserve fund to be applied toward the purchase of other parkland or to improve and maintain existing parks. Cash-in-lieu of land may be requested by the Planning Board in the following situations:

- a) Where there is a public park in the area which is adequate for existing and future population;
- b) Where the required land dedication fails to provide an area of suitable shape, size or location for development as public; parkland;
- c) Where the required dedication of land would render the remainder of the site unsuitable or impractical for development; and/or
- d) Where a municipality is undertaking broader land acquisition strategies for larger parks and it is preferable to have consolidated parkland of a substantial size servicing a wide area.

4.13 TECHNICAL STUDIES AND PEER REVIEWS

Where a policy in this Plan requires the submission of technical studies, which may include a current survey or real property report, such studies must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted with a development application, Planning Board or the local Township may authorize a qualified professional to peer review such studies and provide advice to Planning Board or the local Council at the applicant's expense.

5 PLAN IMPLEMENTATION AND ADMINISTRATION

5.1 DEFINITIONS

~~For the purposes of interpretation of this Plan, except where specific definitions may be provided in the Plan, the definitions in the *Planning Act*, R.S.O. 1990, the *Provincial Planning Statement 2024*, and other applicable legislation shall have applicability. In all other instances terms shall be defined in accordance with common usage and plain language and if necessary, reference to the *Canadian Oxford Dictionary*, 2nd Edition. Definitions for terms within this Plan are contained in Appendix 2.~~

5.2 PLAN IMPLEMENTATION

5.2.1 Zoning By-laws

Each of the local Township Zoning By-law will be updated within three years of the approval of this Official Plan as required by Section 26(9) of the *Planning Act*.

Where appropriate, and subject to the proper authority under the *Planning Act*, the local Township may use Conditional Zoning as a planning tool to assist in achieving the goals and policies of this Plan.

5.2.2 Temporary Use By-laws

- 1) A local Township Council may pass temporary use by-laws permitting:
 - a) temporary housing;
 - b) temporary accommodation facilities;
 - c) temporary tourist uses and facilities;
 - d) parking lots for a specific one-time event; and,
 - e) industrial uses related to the resource and agricultural base of the area and other similar uses.
- 2) These temporary uses may be authorized for a specific time period up to three years and should be applied where it is considered inappropriate by Township Council to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical.
- 3) Prior to the approval of a temporary use Zoning By-law, Township Council shall be satisfied that the following principles and criteria are met:

- a) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood;
- c) The proposed use shall not require the extension or expansion of existing municipal services;
- d) The proposed use shall not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
- e) Parking facilities required by the proposed use shall be provided entirely on-site;
- f) The proposed use shall generally be beneficial to the neighbourhood or the community as a whole; and,
- g) The owner has entered into an agreement with the local Township and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the by-law.

5.2.3 Interim Control By-laws

Township Councils may pass Interim Control By-laws to control the use of land, buildings, or structures within designated areas of the Township and in accordance with the provisions of Section 38 of the *Planning Act* in order to prevent or limit development until detailed planning studies for the subject lands are completed and approved by Township Council.

Any Interim Control By-law approved by Township Council shall initially be in effect for a period of up to one year from the date of passing of the by-law but may extend for a maximum of one additional year.

5.2.4 Holding Provisions

In accordance with the *Planning Act*, a local Township Council may use a Holding (H) symbol in conjunction with the zoning of land to prohibit development until specific conditions of the local Township have been met. These conditions may be set out in the policies applying to the land use designations in this Plan or may be specified within the language of a Zoning By-law Amendment. The objective of utilizing a Holding Provision is to ensure that:

- 1) the appropriate phasing of development or redevelopment occurs;
- 2) development does not proceed until services and utilities are available to service the development; and/or,
- 3) agreements respecting the proposed land use or development are entered into.

5.2.5 Site Plan Control

All areas of every Township in the Planning ~~Board~~Area are designated as proposed Site Plan Control areas under the provisions of the *Planning Act*. All uses may fall under Site Plan Control in accordance with Section 41(5) of the *Planning Act*, with the exception of residential developments with 10 or fewer units, unless located within ~~All lands within~~ 300 metres of a railway line or within 120 metres of a wetland, a shoreline of a lake, river or stream valley whether or not it contains a watercourse , are subject to site plan control in accordance with Section 41(5) of the *Planning Act*.

The following items may be regulated under a site plan agreement:

- a) the location and design of proposed buildings when the appearance impacts matters of health and safety;
 - b) the relationship of proposed buildings to adjacent buildings, streets, and public areas;
 - c) the provision of interior walkways, stairs, elevators, and escalators accessible to the public from streets, open spaces and interior walkways in adjacent buildings;
 - d) Sustainable design elements on any adjoining highway including trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;
 - e) Facilities designed to have regard for accessibility for persons with disabilities.
- 2) In addition, major projects related to the production or transmission of energy, including solar array and wind turbines may also fall under Site Plan Control.
 - 3) The implementation and administration of site plan control is the responsibility of each Township who may use discretion in the preparation of a site plan by-law which articulate how site plan control will be administered.

5.2.6 Community Improvement

These policies are intended to provide a basis and mechanism for a local Township Council to utilize the provisions of Section 28 of the *Planning Act* to encourage the planning or replanning, design or redesign, clearance, development, or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or of any them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary for specific areas of the Township. It may also include the provision of affordable housing.

A local Township Council may undertake Community Improvement Plans (CIP) in order to implement the policies of this Plan as municipal finances and other sources of funding permit. Wherever possible, Township Council will seek funding from senior government sources and other partnerships to assist in community improvement programs after clarifying what components of improvement plans will be eligible for Community Improvement grants and loans as prescribed by Section 28(7) and Section 32 of the *Planning Act*.

5.2.6.1 Community Improvement Areas

The entire Desbarats to Echo Bay Planning [Board Area](#) is considered to be eligible for community improvement initiatives.

5.2.6.2 Community Improvement Projects

Community Improvement projects shall include, but not be limited to:

- 1) The development of a recreational trail and public uses at or near waterfront areas;
- 2) Improvements to road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles;
- 3) Projects designed to foster accessibility and active transportation in the community;
- 4) Improvements and beautification of main streets and commercial areas;
- 5) Tree planting, remediation and naturalization programs;
- 6) The development of affordable housing;
- 7) The construction and improvement of buildings and structures that promote energy efficiency or accessibility; or,

- 8) The ~~preservation, rehabilitation, renewal and reuse~~ conservation of cultural heritage resources.

5.2.6.3 Community Improvement Incentives

- 1) In order to encourage improvements to private and public lands, the following are examples of incentives that may be provided to private landowners:
 - a) reduction or elimination of planning or building application fees;
 - b) reduction of property taxes to offset increases in assessment and/or penalties on tax arrears;
 - c) providing specific grants to property owners to improve the appearance of private land and buildings.
- 2) Specific incentives will be approved by a Community Improvement Plan adopted by the local Council.

5.3 NON-CONFORMING USES

5.3.1 Intent of the Official Plan

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing Zoning By-law. In some instances, where issues of compatibility are not created, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing zoning by-law. In such instances, the local Township Council shall have regard for the following principles:

- 1) The feasibility of acquiring the property for holding, sale, lease or development by the local Township for a more appropriate permitted use; and,
- 2) The possibility of relocating the non-conforming use to a more appropriate location.

5.3.2 Role of the Implementing Zoning By-law

- 1) Existing uses which do not conform with the policies of this Official Plan may be zoned in the implementing Zoning By-law in accordance with their present use, provided that:

- a) the zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;
- b) the uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;
- c) the uses do not interfere with the appropriate development of the surrounding lands; and,
- d) when the use is discontinued, rezoning may only take place in accordance with the policies and intent of this Plan.

5.3.3 Legal Non-Compliant Lots and Boundary Adjustments

Boundary adjustments and lot additions that increase the lot frontage or lot area of an existing legal non-compliant lot shall not, as a condition of consent, require a zoning by-law amendment to legalize the resultant non-compliant lot area or frontage provided the area of the lot is a minimum of 929 square metres (10,000 square feet). This policy also applies to new lots that are created as a result of the merging of two or more lots in an existing Plan of Subdivision.

The creation of new lots for residential purposes shall also conform with [Section 4.12](#) of this Plan.

5.4 NON-COMPLYING BUILDINGS, STRUCTURES OR LOTS

A non-complying building, structure or lot is such that it does not comply with the regulations of the implementing Zoning By-law.

- 1) A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:
 - a) does not further increase a situation of non-compliance;
 - b) complies with all other applicable provisions of this Plan and the implementing Zoning By-law;
 - c) does not increase the amount of floor area in a required yard or setback area; and,
 - d) will not pose a threat to public health or safety.
- 2) A non-complying lot in existence prior to the effective date of the implementing Zoning By-law that does not meet the lot area and/or lot frontage requirements contained within the implementing Zoning By-law, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan

and the implementing Zoning By-law, and the buildings or structures comply with all of the other provisions of the implementing Zoning By-law.

- 3) In addition, as noted in [Section 4.12.2 \(Consents\)](#), new lots that are created as a result of the merging of two or more lots in an existing Plan of Subdivision or lots that are made larger as a result of a lot addition shall be deemed to comply with the frontage and area requirements of the implementing zoning by-law.

5.5 PRE-CONSULTATION AND COMPLETE APPLICATIONS

In order to ensure that all the relevant and required supporting information pertaining to a planning application is provided at the time of submission, local Township Councils and/or Planning Board strongly encourages proponents to attend a pre-consultation meeting with staff prior to the submission of a planning application. In doing so, the local Township Council and/or Planning Board may also establish a fee under Section 69 of *the Planning Act* to be paid by an individual requesting a pre-consultation meeting.

The purpose of pre-consultation is to ensure a prospective applicant is provided with a basic understanding of the local planning policy and regulation that may be applicable to a planning approval. Prior to attending any pre-consultation application, the local Township Council and Planning Board places a responsibility on the proponent to have reviewed applicable Provincial policy, regulation and legislation that may impact a planning application. The local Township Council and Planning Board also requires a proponent to attend a pre-consultation with clear and concise information, legal surveys, concept sketches, mapping and/or reference plans to assist in effectively communicating a proposal. The intent of pre-consultation discussions is not to provide an approval, nor assurance of approval.

Subsequent to a pre-consultation meeting, the local Township Council and/or Planning Board will determine what supporting information (i.e., reports and studies) is required as part of the complete application submission and inform the proponent of these requirements. Where the proponent requires pre-consultation comments to be provided in writing, such communication shall be circulated to the local Township Council and/or Planning Board as information and become part of the public record.

- 1) The following information, at a minimum, shall be required as part of a complete application:
 - a) Prescribed application fee;
 - b) Completed application form together with requisite authorizations;

- c) Prescribed information and material as required by *Planning Act* Regulation;
 - d) Covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable);
 - e) Concept plans and/or drawings;
 - f) Any studies as identified as necessary through pre-consultation.
- 2) [Section 5.5.1](#) lists a range of supporting information that may be required as part of a complete application, to be determined through pre-application consultation with staff.

5.5.1 Studies That May Be Required to Accompany a Planning Application

~~Further to Section 5.5.1,~~ The following are the types of studies that may be required to accompany a *Planning Act* Application; ~~however this list is not exhaustive.~~

- 1) Transportation Impact Study
- 2) Functional Servicing Report and/or Confirmation of Septage Disposal and Stormwater Management Plan
- 3) Tree Preservation Report and Plan
- 4) Hydrogeological Assessment
- 5) Watershed or Subwatershed Study
- 6) Floodline Delineation Report
- ~~7) Architectural/Urban Design Study~~
- ~~8)7) Environmental Site Assessment~~
- ~~9)8) Planning Justification Report~~
- ~~10)9) Record Site Condition (RSC)~~
- ~~11)10) Contaminant Management Plan~~
- ~~12)11) Environmental Impact Study~~
- ~~13)12) Lakeshore Capacity Assessment~~
- ~~14)13) Archaeological Assessment~~

- ~~15)~~14) _____ Heritage Impact Assessment
- ~~16)~~15) _____ Wind Study
- ~~17)~~16) _____ Noise Study
- ~~18)~~17) _____ Vibration Study
- ~~19)~~18) _____ Geotechnical Study
- ~~20)~~19) _____ Slope Stability Study
- ~~21)~~20) _____ Market/Retail Impact Study and Analysis
- ~~22)~~21) _____ Viewscape of Shadow Impact Study
- ~~23)~~22) _____ Conceptual Site Plan and Building Elevations
- ~~24)~~23) _____ Erosion and Sediments Control Plans
- ~~25)~~24) _____ Any other study, report, clearance necessary to support an application.

5.5.2 Technical Studies, Peer Reviews Agency Comments and Site Visits

Where a pre-consultation review requires the submission of technical studies, materials or documentation, such studies, materials or documentation must be prepared at the applicant's expense by a qualified professional. The review of technical studies, materials and documentation may also require the Township to engage a qualified professional to peer review such studies at the applicant's expense and/or obtain advice or direction from government or public agencies and/or conduct field evaluation or site visits and such peer review, consultation or site visit shall be undertaken prior to any declaration of a complete application.

5.5.3 Requirements for Site Plan Control Applications

In addition to the above requirements, the following additional complete application requirements may apply to applications for site plan agreements as authorized by the Townships for any commercial, industrial, institutional, or multiple residential use containing 11 or more units. Notwithstanding the above, site plan control applications are required for any land use within 120 metres of a wetland, the shoreline of the St. Mary's River, Lake George, or any inland lake, river, or stream valley with depressional features associated with a river or stream, regardless of whether it contains water. Lastly, site plan control applications are required for any development within 300 metres of a railway line.:

- 1) Plans certified by an Ontario Land Surveyor showing the location of all

buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under Section 41(7)(a) of the *Planning Act*, including facilities designed to have regard for accessibility for persons with disabilities.

- 2) Drawings certified by an engineer and/or architect showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing fewer than 25 dwelling units, which drawings are sufficient to display:
 - a) Massing and conceptual design;
 - b) Relationship of the buildings to adjacent buildings, streets and exterior public areas;
 - c) Provision of interior walkways, stairs and elevators, to which the public has access;
 - d) Matters relating to exterior design, including character, scale, appearance and design features of buildings, and their sustainable design, if required by the Site Plan Control By-Law;
 - e) sustainable design elements on any adjoining roadway under a Township's jurisdiction, including trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if required by the Site Plan Control By-Law; and
 - f) Facilities designed to have regard for accessibility for persons with disabilities.
- 3) Where a Site Plan Control By-Law has been passed, Township Council shall appoint an officer, employee or agent of the Township as an authorized person for the purposes of reviewing plans and drawings as described in subsections (iv) and (v) above.
- 4) As a condition of Site Plan approval, Township Council may require the execution of an agreement between the landowner and the Township to ensure that all buildings, structures, works or matters described above, are constructed and maintained.

5.5.4 Public Consultation Strategy

Public consultation regarding proposed Official Plan amendments, Zoning By-law amendments, plans of subdivision, plans of condominiums and consents, will be undertaken as directed by the *Planning Act* and all relevant regulations.

5.5.5 Indigenous Consultation Strategy

The Planning Board and local Townships recognizes the importance of working together with its First Nations and neighbouring Indigenous community communities neighbours and learning from each other and will continue to work on these relationships.

Consultation with First Nations, Indigenous communities, and Metis of Ontario regarding *Planning Act* applications will occur based on the Planning Board and local Townships' knowledge and existing relationships with First Nations Indigenous communities and Metis of Ontario and as directed by the *Planning Act* and all relevant regulations.

5.6 AMENDMENTS TO THE PLAN – PUBLIC NOTICE

- 1) Township Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment which does the following:
 - a) Changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
 - b) Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;
 - c) Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps; or
 - d) Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.
- 2) In all other instances, notification to the residents of the local Township of public meetings held by Township Council shall be given in accordance with the procedures of The *Planning Act*.

5.7 INTERPRETATION OF LANDUSE DESIGNATION BOUNDARIES

The boundaries between land uses designated on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require amendment to this Plan.

It is recognized that the boundaries of the Environmental Protection and Hazard

designations may be imprecise and difficult to confirm. Given this reality, Council shall use available resources to determine the extent of the environmental areas on a site-by-site basis when considering development proposals, in consultation with the appropriate agencies. Any minor refinement to the Environmental Protection designation shall not require an Amendment to this Plan.

Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

5.8 NORTHERN ONTARIO GROWTH PLAN

The Vision, Goals and Strategic Objectives and land use policies contained in this Plan are consistent with the Provincial Growth Plan for Northern Ontario (2011).

5.9 CROSS-JURISDICTIONAL COORDINATION

The Planning Board may choose to work with the Province, Townships, First Nations and Indigenous communities, and other agencies when dealing with planning matters within the Planning Area ~~of the Planning Board~~.

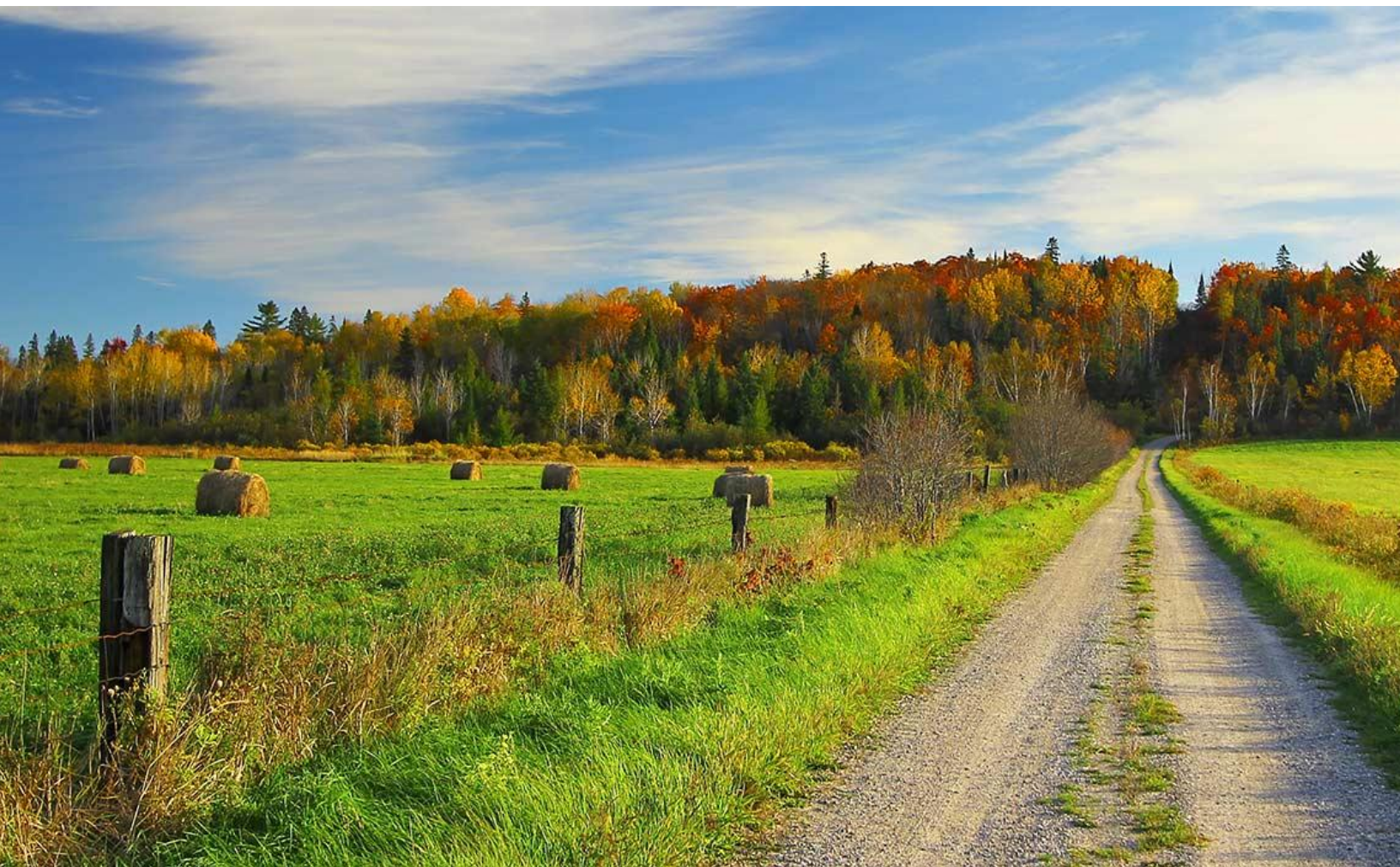
5.10 OFFICIAL PLAN REVIEW PROCESS

The assumptions, objectives and policies of this Plan shall be reviewed and revised no less than ten years after this Plan comes into effect in accordance with the *Planning Act*, as amended, and then every five years thereafter. The ten-year review shall consist of an assessment of:

- 1) the continuing relevance of the vision that forms the basis of all policies found in this Plan;
- 2) the degree to which the objectives of this Plan have been achieved;
- 3) the extent to which lands within the Agricultural designation have been utilized for agricultural purposes;
- 4) whether the local Township has increased its commercial and industrial assessment in relation to residential assessment;
- 5) the servicing capacities available to accommodate development in the settlement areas;
- 6) the local Planning Area's role within the District of Algoma and its relationship with the rest of the District;



- 7) development trends in the District of Algoma and their effect on development in Desbarats to Echo Bay Planning [BoardArea](#); and,
- 8) the Plan's regard to matters of provincial interest; conformity to provincial plans; and consistency with the Provincial Planning Statement, 2024.



Appendix 1 – Wildfire Hazard Mapping



Appendix 2 – Definitions

APPENDIX 2 – DEFINITIONS

Access standards

Methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.

Active transportation

Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional needs housing

Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons

Adjacent lands

For the purposes of Section 3.8, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives

Adverse effect

As defined in the *Environmental Protection Act*, one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment to the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;

- g) loss of enjoyment of normal use of property; and,
- h) interference with normal conduct of business.

Affordable

In the case of ownership housing, the least expensive of:

- a) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
- b) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.

In the case of rental housing, the least expensive of:

- a) a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or,
- b) a unit for which the rent is at or below the average market rent of a unit in the municipality.

Agricultural condition

In regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced.

In regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

Agricultural impact assessment

The evaluation of potential impacts of non-agricultural uses on the agricultural system. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural system

A system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a

continuous productive land base for agriculture; and

- b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural uses

The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

Agri-food network

Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

Agri-food network

Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

Agriculture-related uses

Those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Alternative energy system

A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources

Includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of

such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

Areas of archaeological potential

Areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*.

Areas of mineral potential

Areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

Areas of natural and scientific interest

Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites

Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Coastal wetland

- a) Any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) Any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Compact built form

A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need

for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Comprehensive rehabilitation

Rehabilitation of land from which mineral aggregate resources have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of mineral aggregate operations.

Complete communities

Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Conserved

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Cultural heritage landscape

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Defined portions of the flooding hazard along connecting channels

Those areas which are critical to the conveyance of the flows associated with the one hundred year flood level along the St. Marys, St. Clair, Detroit, Niagara

and St. Lawrence Rivers, where development or site alteration will create flooding hazards, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate resources

An area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available

Lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.

Designated vulnerable area

Areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development

The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the *Drainage Act*; or
- c) underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*.

Dynamic beach hazard

Areas of inherently unstable accumulations of shoreline sediments along the Great Lakes -St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

Ecological function

The natural processes, products or services that living and non-living

environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socioeconomic interactions.

Endangered species

A species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Energy storage system

A system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Erosion hazard

The loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service

Services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish

Fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat:

As defined in the *Fisheries Act*, means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

Flood plain

For river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Flooding hazard

The inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the Great Lakes -St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave effects and other water-related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - 2. the one hundred year flood; and
 - 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard

The combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave effects and other water-related hazards along the shorelines of the Great Lakes St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems.

Freight-supportive

In regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Great Lakes -St. Lawrence River System

The major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Green infrastructure

Natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature

Water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species

Habitat within the meaning of section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire

Forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Province, as amended from time to time.

Hazardous lands

Property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes -St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits.

Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous sites

Property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive

marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances

Substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes

As defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Higher order transit

Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way.

Housing options

A range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

Hydrologic function

The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services

Sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act*, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services

Individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure

Physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

Institutional use

Land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification

The development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Large inland lakes

Those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons

Severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households

In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality.

In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Low impact development

An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major facilities

Facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors

Transportation facilities, corridors and networks associated with the inter-and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Major trip generators

Origins and destinations with high population densities or concentrated activities which generate many trips (e.g., strategic growth areas, major office

and office parks, major retail, employment areas, community hubs, large parks and recreational destinations, public service facilities, and other mixed-use areas).

Marine facilities

Ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities.

Mine hazard

Any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals

Metallic minerals and nonmetallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources.

Metallic minerals means those minerals from which metals (e.g., copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

Mineral aggregate operation

- a) Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b) For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate*

Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral aggregate resource conservation

- a) The recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) The wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

Mineral deposits

Areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation

Mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae

Formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal

Relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, higher order transit, rail (such as freight), trucks, air, and marine.

Municipal sewage services

A sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

Municipal water services

A municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act*, 2002.

Natural heritage features and areas

Features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system

A system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts

- a) Potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) In regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;
- c) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.
- d) Degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; and

- e) Any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Normal farm practices

A practice, as defined in the *Farming and Food Production Protection Act*, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that Act.

Oil, gas and salt hazards

Any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses

Uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

One hundred year flood

For river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level

- a) For the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) In the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) For large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level

is based on the highest known water level and wind setups.

Other water-related hazards

Water-associated phenomena other than flooding hazards and wave effects which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services

- a) Municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) Municipal water services or private communal water services combined with individual on-site sewage services.

Petroleum resource operations

Oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage.

Petroleum resources

Oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas, other hydrocarbons, or compressed air energy storage.

Planned corridors

Corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor.

Approaches for the identification and protection of planned corridors may be recommended in guidelines developed by the Province.

Portable asphalt plant

A facility:

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant

A building or structure:

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area

Areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

Prime agricultural land

Specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services

Means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services

A non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property

Property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Protection works standards

The combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

Provincial and federal requirements

Legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and

Legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Public service facilities

Land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, longterm care services, and cultural services.

Public service facilities do not include infrastructure.

Quality and quantity of water

Measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities

Rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Regional market area

An area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source

An energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system

A system that generates electricity, heat and/or cooling from a renewable energy source.

Reserve sewage system capacity

Design or planned capacity in a waste water treatment facility, within municipal sewage services or private communal sewage services, which is not yet committed to existing or approved development. For lot creation using private communal sewage services and individual on-site sewage services, reserve sewage system capacity includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

Reserve water system capacity

Design or planned capacity in a water treatment facility which is not yet committed to existing or approved development. Reserve water system capacity applies to municipal water services or private communal water services, and not individual on-site water services.

Residence surplus to an agricultural operation

One existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

River, stream and small inland lake systems

All watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Sensitive

In regard to surface water features and ground water features, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Sewage and water services

Includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

Significant

In regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time.

In regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province.

In regard to other natural heritage features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the

quality and diversity of an identifiable geographic area or natural heritage system.

In regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration

Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*.

Specialty crop area

Areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Surface water feature

Water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species

A species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transportation demand management

A set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system

A system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Valleylands

A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable

Surface and/or ground water that can be easily changed or impacted.

Waste management system

Sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed

An area that is drained by a river and its tributaries.

Watershed planning

Planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the quality and quantity of water, within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. Watershed planning evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems.

Water resource system

A system consisting of ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.

Wave effects

The movement of water up onto a shoreline or structure following the breaking of a wave, including wave uprush, wave set up and water overtopping or spray; the limit of wave effects is the point of furthest landward horizontal movement of water onto the shoreline.

Wayside pits and quarries

A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards

The combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Province to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and

property from wildland fire.

Wildlife habitat

Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands

Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."

DESBARATS TO ECHO BAY PLANNING BOARD

DRAFT BUDGET FOR THE YEAR 2026

DRAFT to May 26 2026 PB Meeting

REVENUE:	2024 Budget	2025 Actuals	2025 Budget	2026 Draft Budget	Notes
Consent Applications	\$14,400.00	\$13,800.00	\$16,800.00	\$12,000.00	10 projected
General Levy	\$35,000.00	\$41,900.00	\$41,900.00	\$46,800.00	
Joint Official Plan Contribution from Municipalities	\$46,654.18	\$18,219.35	\$31,000.00	\$20,000.00	
Total	\$96,054.18	\$73,919.35	\$89,700.00	\$78,800.00	

EXPENSES:	2024 Budget	2025 Actuals	2025 Budget	2026 Draft Budget	Notes
Honorariums. Site Visits, Deeds	\$5,500.00	\$6,270.00	\$7,650.00	\$7,000.00	projected 8 meetings and 10 consents
Conferences (Board Members)	\$400.00	\$220.00	\$400.00	\$0.00	
Wages	\$31,968.19	\$34,598.24	\$32,000.00	\$32,000.00	
Office/Phone (Rent)	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	to Tarbutt Township
Office Supplies & Advertisements	\$1,500.00	\$2,556.29	\$2,900.00	\$1,500.00	Box of Public Notice Signs
Insurance	\$1,100.00	\$1,216.94	\$1,250.00	\$1,600.00	
Audit	\$1,600.00	\$1,800.00	\$1,600.00	\$2,000.00	
Planner for Consent App.	\$5,000.00	\$5,440.00	\$5,000.00	\$6,000.00	proposed estimate \$600/consent at \$200/hour
Misc (mileage, donations)	\$0.00	\$721.22	\$500.00	\$500.00	\$0.55/km average 25 km per consent
Legal Fees	\$1,000.00	\$994.40	\$1,000.00	\$1,000.00	to build up \$1000/year at Boards discretion
Bank Charges	\$250.00	\$193.50	\$250.00	\$250.00	
Conferences (Staff)	\$150.00	\$295.00	\$200.00	\$0.00	
Reserves	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	to build up \$2000/year at Boards discretion
GIS Mapping Agreement	\$2,400.00	\$2,463.40	\$2,550.00	\$2,550.00	ArcGIS annual agreement
Joint Official Plan Expenses	\$40,785.99	\$20,804.14	\$30,000.00	\$20,000.00	
Total	\$96,054.18	\$81,973.13	\$89,700.00	\$78,800.00	

Table 2: 2026 Municipal Contributions to Desbarats to Echo Bay Planning Board

Township	2025 Levy	2026 DRAFT Levy	
Johnson (20% Equalized Assessment)	\$ 8,380.00	\$ 9,360.00	\$ 980.00
Tarbutt (20% Equalized Assessment)	\$ 8,380.00	\$ 9,360.00	\$ 980.00
Laird (28% Equalized Assessment)	\$ 11,732.00	\$ 13,104.00	\$ 1,372.00
MM & AA (32% Equalized Assessment)	\$ 13,408.00	\$ 14,976.00	\$ 1,568.00
Total	\$ 41,900.00	\$ 46,800.00	

Ministry of Energy and Mines

Ministère de l'Énergie et des Mines

Mining Policy and Sector Development
Division

Division de la politique minière et du
développement du secteur

Assistant Deputy Minister's Office
777 Bay St., 26th Floor
Toronto ON M5B 2H7
Tel.: (416) 898-5356

Bureau du sous-ministre adjoint
777, rue Bay, 26^e étage
Toronto ON M5B 2H7
Tél.: (416) 898-5356



April 17, 2026

Subject: Fortifying Ontario's Economy: A vision for protecting Ontario, strengthening economic sovereignty, and securing global leadership in critical minerals

Greetings,

Ontario's first Critical Minerals Strategy (the "strategy"), launched in 2022, set out a five-year roadmap to position the province as a global leader in responsibly sourced critical minerals. Since then, Ontario has made significant progress, including modernizing approvals, investing in public geoscience, advancing processing capacity, and strengthening partnerships with Indigenous communities, particularly in northern Ontario.

However, global conditions have changed. Demand for critical minerals has grown quickly, supply chains have become less certain, and geopolitical pressures have increased, creating new risks and opportunities for Ontario and its partners. Considering these changes, the Ministry of Energy and Mines (the "Ministry") is reviewing the Strategy to ensure it remains responsive and supports a secure, modern, and competitive critical minerals value chain across the full mining sequence (i.e., exploration, permitting, mining, processing, manufacturing, and recycling).

On April 17, 2026, the Ministry released ***Fortifying Ontario's Economy: A vision for protecting Ontario, strengthening economic sovereignty, and securing global leadership in critical minerals*** on the Environmental Registry of Ontario (ERO) for public comment. This paper presents a proposed vision for an updated Strategy to support a resilient, end-to-end value chain. Details of the ERO posting and related documents can be found at the following links:

- <https://ero.ontario.ca/notice/026-0427>
- <https://www.ontario.ca/page/fortifying-ontarios-economy-critical-minerals>

The Ministry is seeking feedback on its proposed vision to help plan for future growth, protect Ontario's economic security, reduce reliance on unstable suppliers, strengthen partnerships, and support a sustainable and competitive critical minerals system.

To assist you in providing feedback, the Ministry has provided the paper and list of questions that can be used to support your response.

The Ministry values your participation and feedback in this process. We invite you to review the information in the attached Appendices and look forward to receiving any comments you may have by June 16, 2026. Feedback can be provided by email to criticalminerals@ontario.ca, or alternately through the ERO at , <https://ero.ontario.ca/notice/026-0427>.

We look forward to continuing to work with you as we advance Ontario's Critical Minerals Strategy.

Sincerely,



Ken Nakahara
Assistant Deputy Minister
Mining Policy and Sector Development Division
Ministry of Energy and Mines

Enclosures:

Appendix 1- Fortifying Ontario's Economy: A vision for protecting Ontario, strengthening economic sovereignty, and securing global leadership in critical minerals

Appendix 2- Questions

Ministry of the Environment,
Conservation and Parks

Environmental Assessment
Modernization Branch

135 St. Clair Avenue West
4th Floor
Toronto ON M4V 1P5

Ministère de l'Environnement, de
la Protection de la nature et des Parcs

Direction de la modernisation des processus
d'évaluation environnementale

135, avenue St. Clair Ouest
4^e étage
Toronto ON M4V 1P5



April 20, 2026

TO: Stakeholder Distribution List

RE: Proposed *Environmental Assessment Act* (EAA) amendments to improve the comprehensive environmental assessment (EA) process

Today, Ontario introduced the *Protecting Ontario's Workers and Economic Resilience Act, 2026 (POWER Act)* in the Legislative Assembly of Ontario. If made, the changes would support a more efficient comprehensive EA process and make it easier to navigate by removing certain steps while maintaining strong environmental protections and other consultation opportunities.

The proposed legislation would, if passed, amend the *Environmental Assessment Act* (EAA) to make three key changes to the comprehensive EA process:

- Remove the requirement to publish and consult on a Ministry Review
- Remove the opportunity for the public to request a hearing before the Ontario Land Tribunal (Tribunal) while maintaining the Minister's authority to refer an application or matter related to an application to the Tribunal for a hearing and decision on their own initiative
- Remove the requirement for Cabinet approval of the Minister's decision, while providing the Minister discretion to refer an application to Cabinet for a decision

In addition, we also proposed minor updates to improve clarity and flexibility in the EAA.

If the proposed EAA amendments are made, the regulation that sets out deadlines for certain steps in the comprehensive EA process (Ontario Regulation 616/98 (Deadlines)) would be adjusted to align with the changes.

The proposal has been posted on the Environmental Registry of Ontario (ERO) for public comment. More information is available [here](#). Input is being accepted until **May 20, 2026**.

If you have any questions, please feel free to contact us at EAModernization.MECP@ontario.ca. Any comments on the proposal can be submitted through the ERO posting via the link above, or by email to us.

We are committed to keeping you apprised about EA modernization and working with you to build a strong EA program for Ontario. We value your perspectives on the EA program and look forward to your further participation. More information on our other efforts to modernize the EA program can also be found [here](#).

Sincerely,



Annamaria Cross
Director, Environmental Assessment Modernization Branch
Ministry of the Environment, Conservation and Parks