

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

TO BE HELD WEDNESDAY, APRIL 6, 2022 AT 7:00 P.M.

AGENDA

This Public Meeting will be held electronically in accordance with Section 238 of the Municipal Act, 2001.

PUBLIC MEETING

The regular meeting of Council will be preceded by a Public Meeting to consider proposed Zoning By-law Amendment applications pursuant to Section 34 of the Planning Act;

- i) GAER2 Corporation Zoning By-law Amendment Application Z04-2021.
(attachment)
Re: Part of Lot 26, Concession 8, Municipality of McDougall, Portage Lake.
Report of the Clerk C-2022-03

This Committee/Council meeting will be held electronically in accordance with Section 238 of the Municipal Act, 2001.

1. CALL TO ORDER

2. DECLARATIONS OF INTEREST

3. PRIORITIZATION OF AGENDA

4. ADOPTION OF MINUTES

- i) THAT the minutes of the Committee/Council Meeting held on March 16, 2022 be adopted as circulated. **Rsl.**

5. DEPUTATIONS

Matters Arising.

6. PLANNING/BUILDING

- i) John Jackson, Parry Sound Area Planning Board **(attachment)**
Re: B04-2022 (McD) Anderson, Part Lot 29, Concession 7, McDougall,
70 Nobel Rd.
Staff Comments.
- ii) Patrick Townes, MHBC. **(attachment)**
Re: Draft Official Plan for Ministry Review

Matters Arising.

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7. BY-LAW ENFORCEMENT

Matters Arising.

8. FIRE PROTECTION

Matters Arising.

9. EMERGENCY MANAGEMENT

- i) Teepu Khawja, Assistant Deputy Minister and Chief, Emergency Management, Ministry of the Solicitor General. **(attachment)**
Re: 2021 Emergency Management and Civil Protection Act (EMCPA) Compliance.

Matters Arising.

10. RECREATION

Matters Arising.

11. PUBLIC WORKS

Matters Arising.

12. ENVIRONMENT

- i) Waste Management.
- ii) Report of the Chief Administrative Officer, CAO-2022-04. **(attachment)**
Re: Landfill Building Tender.
- iii) Report of the Environmental Services Supervisor ENV-5-2022.
(attachment)
Re: General Update.
- iv) Report of the Environmental Services Supervisor ENV-6-2022.
(attachment)
Re: 2021 McDougall Landfill Site Report.

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Matters Arising.

13. FINANCE

- i) Accounts Payable. **Rsl.**
- ii) Report of the Chief Financial Officer, CFO-22-02. **(attachment)**
Re: Municipal Banking Agreement.
- iii) Report of the Chief Financial Officer, CFO-22-03. **(attachment) Rsl.**
Re: Insurance & Risk Management RFP.

Matters Arising.

14. ADMINISTRATION

- i) Danny Whalen, President, Federation of Northern Ontario Municipalities (FONOM). **(attachment)**
Re: Letter from Sarita Verma, Northern Ontario School of Medicine – NOSM Expansion Announcement.
- ii) The Ministry of Northern Development, Mines, Natural Resources and Forestry. **(attachment)**
Re: Watershed Conditions Statement - Water Safety Parry Sound District Including Muskoka River Watershed and Magnetawan River Watershed.
- iii) Report of the Clerk C-2022-04. **(attachment)**
Re: 2022 Municipal Election – Restricted Acts of Council “Lame Duck” Periods.
- iv) Report of the Clerk C-2022-05. **(attachment)**
Re: Shore Road Allowance Application SRA-2021-03 Phillips/GAER2 Corp/Murray.
- v) Kate Manson-Smith, Deputy Minister, Ministry of Municipal Affairs and Housing **(attachment)**
Re: Consultations on Bill 109 - the More Homes for Everyone Act, 2022
- vi) Herb Villneff, Director, Northeast Operations, Ministry of Transportation (MTO). **(attachment)**

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- Re: MTO Speed Limit Initiative (Municipality of McDougall).
- vii) Town of Parry Sound. **(attachment)**
Re: Notice of Complete Application and Electronic Public Meeting.
Application B-22-03 Thunder Creek Homes Inc. 47, 49, and 51 Winnifred Ave.
- viii) Geoff Gordon, Vegetation Management Specialist, Canadian Pacific.
(attachment)
Re: 2022 annual vegetation control program
- ix) Kim Jones, Executive Director Crime Stoppers. **(attachment)**
Re: Offer to Present to Council to help create more awareness.
- x) Ministry of Norther Development, Mines, Natural Resources and Forestry.
(attachment)
Re: Parry Sound District, French Severn Forest, NDMNRF Digital Mail List.
- xi) Township of Seguin. **(attachment)**
Re: Notice of Public Meeting, Proposed Housekeeping Amendment to the Zoning By-Law 2006-125.
- xii) Bob Griffiths, Chair, Parry Sound Area Community Business & Development Centre (CB&DC). **(attachment)**
Re: Contribution to the Parry Sound Area CB&DC - 2022

Matters Arising.

15. REQUESTS FOR SUPPORT

- i) The Municipality of South Huron. **(attachment)**
Re: Firefighter Certification.
- ii) The City of Barrie. **(attachment)**
Re: Request to the Province of Ontario for a Plan of Action to Address Joint and Several Liability.
- iii) Town of Mono. **(attachment)**
Re: Request for the Government of Canada to provide more material support for Ukraine.

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- iv) City of Cambridge. **(attachment)**
Re: Request to impose a moratorium on all new gravel applications, including expansions to existing licensed sites.
- v) Town of Fort Erie. **(attachment)**
Re: Climate Change Emergency.

Matters Arising.

16. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

17. COMMITTEE REPORTS

Matters Arising.

18. REPORT OF THE CAO

- i) Report of the Chief Administrative Officer, CAO-2022-05. **(attachment)**
Re: Operations Report.

19. GENERAL ITEMS AND NEW BUSINESS

20. BY-LAWS

- i) By-law 2022-18. **(attachment)**
Re: A By-law to amend By-law No. 2017-05 to rezone Part of Lots 24, 25 and 26, Concession 8, Geographic Township of McDougall (Gear2 Corp.)
- ii) By-law 2022-19. **(attachment)**
Being a By-law to delegate certain authorities during Restricted Acts after Nomination Day "Lame Duck", pursuant to Section 275 of the Municipal Act, 2001, as amended.
- iii) By-law 2022-20. **(attachment)**
Re: Being a By-law to enter into a banking services agreement with the Royal Bank of Canada, and to repeal By-law 2018-33.

21. CLOSED SESSION

- i) A proposed or pending acquisition or disposition of land by the municipality or local board;

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22. RATIFICATION OF MATTERS FROM CLOSED SESSION

23. CONFIRMATION BY-LAW

i) By-Law No. 2022-21.

Re: To confirm the proceedings of the Committee/Council meeting held on April 6, 2022.

24. ADJOURNMENT

Resolution List for April 6, 2022

THAT the minutes of the Committee/Council Meeting held on March 16, 2022 be adopted as circulated.

THAT the attached lists of Accounts Payable for April __, 2022 in the amount of \$ _____ , and payroll for April __, 2022 in the amount of \$ _____ be approved for payment.

THAT the Council for the Municipality of McDougall approve the General Insurance & Risk Management RFP submitted by _____ in the amount of \$ _____ plus HST for a 12-month term from April 17, 2022 to April 16, 2023 with the option to renew on satisfactory performance and service.

BE IT RESOLVED that the next portion of the meeting be closed to the public at _____ p.m. in order to address a matter pertaining to:

1. the security of the property of the municipality or local board;
2. personal matters about an identifiable individual, including municipal employees or local board employees;
3. a proposed or pending acquisition or disposition of land by the municipality or local board;
4. labour relations or employee negotiations;
5. litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
6. the receiving of advice which is subject to solicitor/client privilege, including communications necessary for that purpose;
7. a matter in respect of which a council, board, committee or other body has authorized a meeting to be closed under another act;
8. an ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ontario Ombudsman appointed under the Ombudsman Act, or a Municipal Ombudsman;
9. subject matter which relates to consideration of a request under the Municipal Freedom of Information and Protection of Privacy Act.
10. the meeting is held for the purpose of educating or training the members and no member discusses or otherwise deals with any matter in a way that materially advances the business or decision making of the Council, Board or Committee.
11. information provided in confidence by another level of government or Crown agency
12. a trade secret or scientific, technical , commercial, financial or labour relations information supplied in confidence which, if released, could significantly prejudice the competitive position of a person or organization
13. a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value
14. a position, plan, procedure, criteria or instruction to be applied to any negotiations carried, or to be carried, on by the municipality or local board

THAT Council reconvene in Open Session at _____ p.m.

THAT we do now adjourn at _____ p.m.



**NOTICE OF A COMPLETE APPLICATION TO AMEND THE ZONING BY-LAW
and
NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Corporation of the Municipality of McDougall deemed the following application to amend the Municipality's zoning by-law a "Complete" application under Section 34 of the Planning Act on January 12, 2022.

AND FURTHER TAKE NOTICE that the Council of the Corporation of the Municipality of McDougall will hold an electronic public meeting on April 6, 2022, at 7:00 p.m., via the Zoom application to consider a proposed by-law amendment under Section 34 of the *Planning Act, R.S.O. 1990*. The meeting will be broadcast from the Municipality of McDougall Council Chambers, and the public can view the meeting virtually on the Municipality of McDougall YouTube Channel https://www.youtube.com/channel/UCvNETc_ZjacukTx8FHMouYQ/videos.

THE PURPOSE of the proposed Zoning By-law amendment is to rezone Part of Lots 24, 25 and 26, Concession 8 in the geographic Township of McDougall, from the Waterfront Residential 1 Limited Services (WF1-LS) Zone to a Waterfront Residential 1 Limited Services Exception Zone.

THE EFFECT of the proposed Zoning By-law amendment is to implement increased setbacks from any sensitive features identified in the environmental report prepared as part of a condition of consent No's. B35/2020(McD) and B36/2020(McD).

Please refer to the opposite side of this Notice for a key map showing the land to which the proposed zoning by-law would apply.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of McDougall before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of McDougall to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of McDougall before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

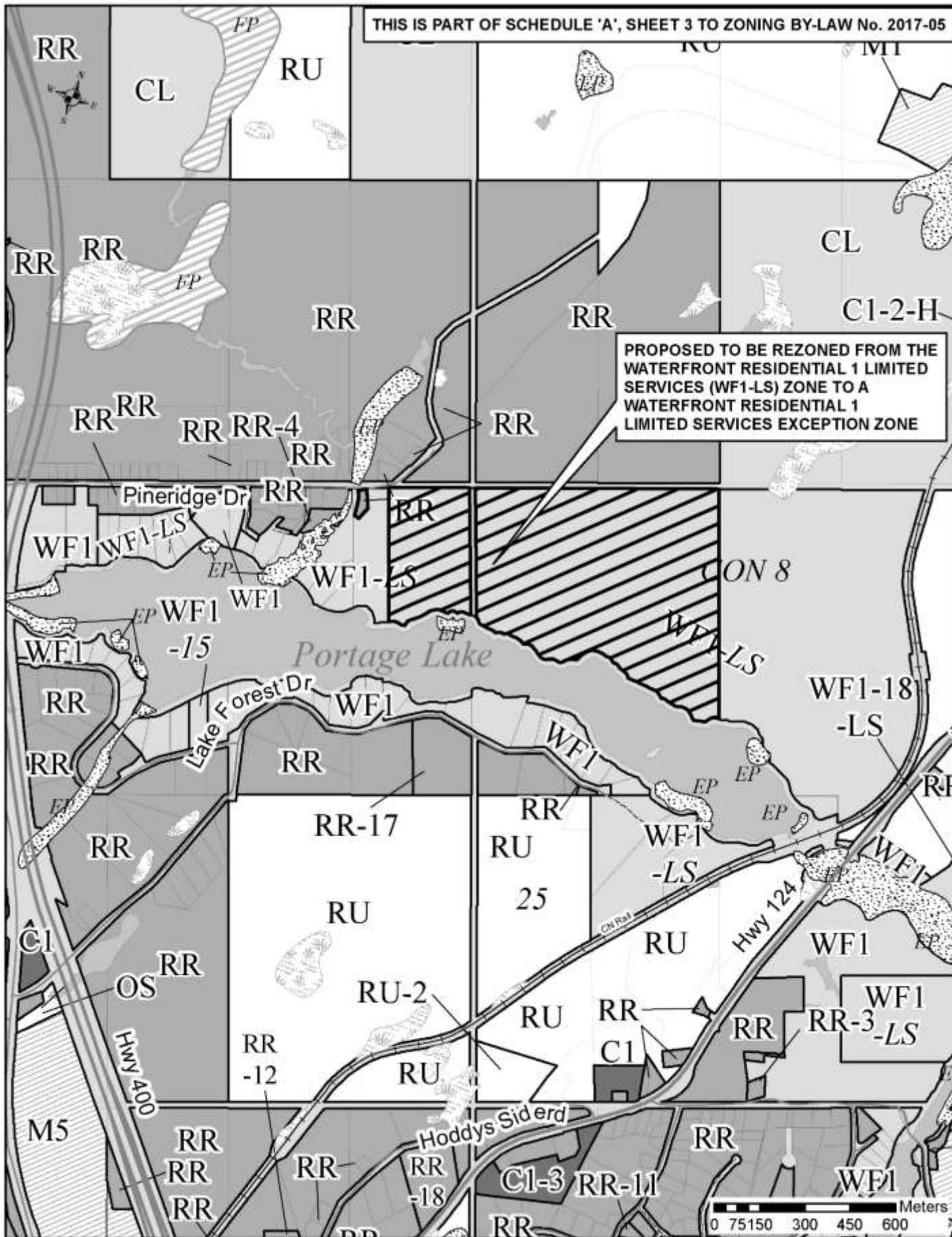
IF A PERSON OR PUBLIC BODY wishes to be notified of the decision of the Council of the Municipality of McDougall in respect of the proposed Zoning By-law Amendment, you must make a written request to Council. Please be advised that your comments and submissions should be addressed to Council, care of Lori West, Clerk/Planner, and will be considered as public information and become part of the public record. Written comments to Council are to be submitted to the Municipal Office via email to LWest@mcdougall.ca or regular mail or the Municipal Office drop box outside the main entrance to the Municipal Office located at 5 Barager Boulevard, McDougall, Ontario, P2A 2W9.

ADDITIONAL INFORMATION and material about the proposed by-law is available for inspection at the Municipal Office during normal office hours.

If you wish to speak to Council at the meeting by electronic participation, please contact Lori West, Clerk, by 9:00 a.m. on the regular business day preceding the scheduled meeting where the item will be considered. Please contact Lori West, Clerk, at 705-342-5252 or via email to LWest@mcdougall.ca for more information.

DATED at the Municipal Office this 15th day of March, 2022.

Lori West, Clerk
Municipality of McDougall
5 Barager Boulevard
McDougall, Ontario P2A 2W9
Phone (705-342-5252)



REPORT TO COUNCIL



Report No.:	C-2022-03
Council Date:	April 6, 2022
From:	Lori West, Clerk/Planner
Subject:	Zoning By-law Amendment Application Z04-2021 (GAER2 Corporation)

Background:

The subject lands are located on the north side of Portage Lake, on Part Lots 24, 25, and 26, Concession 8, Geographic Township of McDougall, now in the Municipality of McDougall.

The lands received provisional approval for Consent from the Parry Sound Area Planning Board, being Applications B35 & B36/2020(McD). The approval for Consent permits the creation of three new waterfront lots on Lot 26 Concession 8, with a new private right-of-way off Pineridge Drive, and a lot addition to an existing lot on Steam Whistle Lane (Fire Route 118). Lots 24 and 25, Concession 8 were also provided right-of-way and received approval for a technical severance to re-create the original parcels of land as they had inadvertently merged over the years.

A condition of Consent required that the applicants provide a complete Environmental Impact Study (EIS) to ensure that development of the proposed lot abutting Type 1 fish habitat and streams that intersect the right of way occur in a manner that do not have a negative impact on these natural heritage features. The study was completed by RiverStone Environmental Solutions Inc., and is attached to this report.

The subject rezoning application has been filed to implement the recommendations from the RiverStone Report. The rezoning from the waterfront (WF1) zone to the waterfront exception 40 (WF1- 40) zone, would provide the properties with the zoning provisions under the WF1 zone and impose additional requirements such as increased setbacks from streams and natural heritage features identified by the Comprehensive Zoning By-law as Environmental Protection (EP) along the shoreline. The rezoning will also apply Site Plan Control on the subject lands in order to further implement the recommendations of the EIS.

Recommendation:

THAT Report No. C-2022-02 regarding Zoning By-law Amendment Application Z04-2021 be received for information; and,

THAT Council approve By-law 2022-18 being A By-law to amend By-law No. 2017-05 to rezone Part of Lots 24, 25 and 26, Concession 8, Geographic Township of McDougall (Gear2 Corp.) .

Attachments:

Attachment A: RiverStone Environmental Solutions Inc., Environmental Impact Study, September, 2021

Attachment B: Draft By-law 2022-18



ENVIRONMENTAL IMPACT STUDY

Part of Lots 25-27, Concession 8
Municipality of McDougall
September 2021



RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.



RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

September 21, 2021
RS# 2021-130

Gaer2 CORP
c/o Gary Phillips
116 Rankin Lake Rd.
Seguin, ON
P2A 0B2

via email: gary@thephillipsteam.ca

**SUBJECT: Environmental Impact Study
Part of Lots 25-27, Concession 8
Municipality of McDougall**

Dear Mr. Phillips,

RiverStone Environmental Solutions Inc. is pleased to provide you with the attached report.

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,

RiverStone Environmental Solutions Inc.

Report prepared by:

Bev Wicks, Ph.D.
Principal / Senior Ecologist

REPORT SUMMARY

Type of Study Environmental Impact Study		Date September 21, 2021
Project Manager Bev Wicks	Legal Description Part of Lots 25-27, Concession 8, Municipality of McDougall, District of Parry Sound	Development Proposed Lot Creation by Severance
	Approval Authorities Parry Sound Area Planning Board, Municipality of McDougall	Owner/Agent Gary Phillips/Gaer2 CORP
<p><u>Report Summary</u></p> <p>This Environmental Impact Study (EIS) has been prepared to address a condition of approval related to a Planning Act application to create three new lots, a lot addition, and the retention of one lot from existing Part Lot 26 on your properties off of Pineridge Drive in the municipality of McDougall. The EIS was scoped to address impacts associated with development of the proposed lot abutting Type 1 Fish Habitat and the private road. The EIS has determined that the following Natural Heritage Features are present or potentially present on the property:</p> <ol style="list-style-type: none"> 1) Potential habitat of endangered and threatened species, 2) Shoreline containing sensitive fish habitat, 3) A permanent stream and wetlands, and 4) Candidate significant wildlife habitat <p>Potential impacts of the proposed application on the identified natural features were evaluated. The recommendations contained within Section 4 of this report are intended to mitigate potential negative impacts on the identified features.</p>		

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- Appendix 3. Assessment of Endangered and Threatened Species
- Appendix 4. Assessment of Significant Wildlife Habitat
- Appendix 5. Fish Habitat and Watercourse Assessment

1 BACKGROUND

RiverStone Environmental Solutions Inc. (hereafter “RiverStone”) was retained to prepare an Environmental Impact Study (EIS) as part of a severance application for a property located at Part of Lots 25-27, Concession 8, Municipality of McDougall (hereafter “subject property”) (**Figure 1**). The subject property fronts Pineridge Drive to the north and Portage Lake to the south. There was no driveway access to the subject property during the preparation of this study, and vehicular access was granted via Steam Whistle Trail (private road) by agreement with the neighbouring property owners. It is our understanding that the proposed development includes the creation of three new lots, a lot addition, and the retention of one lot from the existing Part Lot 26, and the creation of one new lot and retention of one lot from existing Part Lot 25. To accommodate access to all created and retained lots, the proposal will include construction of an access driveway off Pineridge Drive, which will connect to an existing trail on Part Lots 25 & 26. This existing trail would be upgraded to shared private access road. The Parry Sound Area Planning Board granted consent to the proposal on March 22, 2021, under several conditions, including:

“3. That the applicant provide to the satisfaction of the Municipality a complete EIS to ensure that development of the proposed lot abutting Type 1 fish habitat, and private road occur in a manner that do not have a negative impact on natural heritage features.”

RiverStone was retained to complete the EIS scoped to the locations and features identified by the Planning Board. Consequently, the study was focused on the following areas (hereafter “study area”):

- The existing trail and proposed driveway route;
- The shoreline and watercourse on the retained lot (**Figure 4**);
- The Portage Lake shoreline abutting the subject property that is designated as Type 1 fish habitat by the Ontario Ministry of Natural Resources and Forestry (MNRF);
- A warmwater stream that has its confluence into Portage Lake on the retained lot north until it intersects the existing trail; and
- All lands within 120 m of the abovementioned features.

2 APPROACH AND METHODS

The approach and methods used to carry out this EIS are detailed in this section. Broadly speaking, this includes:

1. Gather background biophysical information for the study area to become familiar with existing mapping of natural heritage features and occurrences of species of conservation interest prior to the site investigation.
2. Conduct site investigations to field-verify the presence or absence of natural heritage features and/or habitat for species of conservation interest identified during background information gathering, and to identify any additional significant features (where present).
3. Determine the potential for negative impacts associated with implementation of the proposed development and provide recommendations on how identified negative impacts can be mitigated via avoidance, minimization, and/or compensation measures (as necessary).
4. Determine whether the proposed application addresses applicable municipal, provincial, and federal environmental policies.

2.1 Information Sources used to Assess Site Conditions

Background biophysical information pertaining to the subject property and adjacent lands was collected from a variety of sources. This includes:

- **Municipality of McDougall Official Plan (Office Consolidation May 2015)** for natural heritage feature mapping within and adjacent to the subject property, including:
 - Schedule A Sheet 2 – Land Use
 - Schedule B Sheet 2 – Natural Heritage
- **MNR Natural Areas Mapping and Natural Heritage Information Centre (NHIC) database** regarding information on occurrences of species at risk (SAR), provincially tracked species, and natural heritage features near the subject property (squares: 17NL7429, 17NL7428, and 17NL7529, accessed May 13, 2021, at: https://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR_NHLUPS_NaturalHeritage&viewer=NaturalHeritage&locale=en-US)
- **Ontario Breeding Bird Atlas (OBBA) database and the Atlas of the Breeding Birds of Ontario, 2001–2005** (Cadman et al. 2007) regarding birds that were documented to be breeding near the Site between 2001–2005 (square: 17TNL72; accessed July 27, 2021, at: <http://www.birdsontario.org/atlas/squareinfo.jsp>).
- **Ontario Reptile and Amphibian Atlas** database regarding all natural heritage species records near the subject property (squares: accessed July 27, 2021, at: <https://www.ontarioinsects.org/herp/index.html?Sort=47&area2=squaresCounties&records=all&myZoom=8&Lat=41.34&Long=-82.22>).
- **Atlas of the Mammals of Ontario** (Dobbyn 1994) regarding mammals recorded near the subject property.
- **Great Lakes Conservation Blueprint for Terrestrial Biodiversity, Volume 2** (Henson and Brodribb (2005) regarding terrestrial biodiversity within Ecodistrict 5E-7 (Parry Sound).
- **Physiography of Southern Ontario** (Chapman and Putnam 2007) for information pertaining to the physiography and soils within and adjacent to the subject property.
- **Digital Ontario Base Maps** (OBMs; 1:10,000).
- **Historical and Current Aerial Photographs** of the subject property and adjacent lands.

2.2 Site Investigations

The results of background information gathering outlined above in **Section 2.1** helped direct on-site data collection during the site investigation carried out by RiverStone on the following dates:

Date	Primary Task(s)	RiverStone Staff	Weather Conditions	Time Onsite
May 26	EWPW survey, site recon, vegetation inventory	LU	Air Temperature 13°C; Beaufort Wind 15 km/W; Cloud Cover 10%; Precipitation 0	6 hours
June 23	EWPW survey	LU	Air Temperature 20°C; Beaufort Wind 8 km/S; Cloud Cover 10%; Precipitation 0	2 hours

June 30	ELC, SWH assessment, vegetation inventory	LU	Air Temperature 19°C; Beaufort Wind 1; Cloud Cover 15%; Precipitation 0	5 hours
July 15	FHA, watercourse assessment	LU & WL	Air Temperature 22°C; Beaufort Wind 1; Cloud Cover 100%; Precipitation 30+mm	4 hours

Evidence for the presence of a species (or use of an area by a species) was determined from visual and/or auditory documentation (e.g., song, call) and/or observation of nests, tracks, burrows, browse, skins, and scats (where applicable). Natural features of conservation interest (e.g., wildlife habitat, fish habitat, etc.) were digitized and delineated in the field with a high accuracy GPS. Features of interest were photographed, and all information collected was catalogued for future reference. Overall, the level of effort expended on-site was deemed appropriate to document natural features and functions with recognized status given the location and scale of the proposed development plan. Representative photographs of on-site conditions are located in **Appendix 1**.

2.2.1 Vegetation Community Characterization

Existing vegetation communities within the study area were assessed during the on-site investigation. A desktop exercise was undertaken to map vegetation community boundaries using background information sources and current aerial photographs; the mapped vegetation communities were then ground-truthed and refined during the site investigation. All vegetation communities within the property were mapped according to the Great Lakes-St. Lawrence (GLSL) Ecosite Fact Sheets (Wester et al. 2015), otherwise known as the “Provincial” Ecological Land Classification (ELC) system. The GLSL Ecosite factsheets represent refinements and a synthesis of several different protocols for describing vegetation communities (primarily forests) within Ecoregions 4 and 5 previously prepared by MNRF in the 1990’s. ELC defines ecological units or “Ecosites” based on a hierarchy of influence involving several physical factors including climate (temperature, precipitation), flooding, disturbance regimes, and substrate (depth, texture, moisture, nutrients). ELC provides a common language to describe vegetation communities, which in turn facilitates the identification of vegetation communities likely to support features or functions of conservation interest.

Each Ecosite code consists of three (3) components. The first component is a 1-digit geographic range code; all Ecosites within the GLSL geographic range begin with the letter “G”. The second component is a 3-digit Ecosite number that corresponds to a specific vegetation community. The third component is a 1- or 2-digit vegetation cover modifier indicating whether the dominant vegetation is tall treed (Tt), low treed (Tl), shrub (S), not woody (N), or not vegetated (X). For example, “G153N” refers to a rock barren community that is dominated by non-woody vegetation occurring within the Great-Lakes St. Lawrence geographic range.

The boundaries of wetland communities identified via ELC mapping were delineated in accordance with the “50% wetland vegetation rule” specified by the Ontario Wetland Evaluation System (OWES).

2.2.2 Endangered and Threatened Species Assessment

RiverStone’s core approach to site assessment is habitat-based. This means that our field investigations focus on evaluating the potential for features within an area of interest to function as habitat for species considered potentially present, rather than searching for live specimens. An area is considered potential habitat if it satisfies a number of criteria, usually specific to a species, but occasionally characteristic of a broader group (e.g., several turtles of conservation interest use sandy shorelines for nesting, numerous fish species use areas of aquatic vegetation for nursery habitat). Physical attributes of a site

that can be used as indicators of its potential to function as habitat for a species include structural characteristics (e.g., physical dimensions of rock fragments or trees, water depth), ecological community (e.g., meadow marsh, rock barren, coldwater stream), and structural connectivity to other habitat features required by the species. Species-specific habitat preferences and/or affinities are determined from status reports produced by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), Cadman et al. (2007), published and unpublished documents, and direct experience.

For the purposes of identifying species that warrant consideration during design and implementation of the proposed development plan, endangered and threatened species include those designated as “endangered” or “threatened” under O. Reg. 230/08 pursuant to the provincial *Endangered Species Act, 2007*.

2.2.3 General Bat Maternity Roosting Habitat Surveys

Vegetation mapping using Ecological Land Classification (ELC) was used to guide the completion of on-site surveys of snag/cavity trees. Surveys were general in nature and scoped to within the areas of potential disturbance/vegetational removals associated with the proposed access road.

2.2.4 Targeted Nightjar Surveys

Nightjar surveys were conducted in accordance with the *Survey Protocol for Eastern Whip-poor-will (Caprimulgus vociferous) and Common Nighthawk (Chordeiles minor)* (MNRF 2015). This protocol requires the completion of two (2) evening surveys (preferably within different lunar cycles) 30 minutes after sunset until moonset during periods when the moon is at least 90% illuminated. Each station is surveyed for at least three (3) minutes and only under appropriate weather conditions (i.e., temperature >10°C, no precipitation, little to no cloud cover, wind speed ≤3 on the Beaufort wind scale). A total of 3 (three) survey locations were established by RiverStone through the study area to ensure that potential habitats that could support these species were appropriately surveyed (**Figure 2**). Dates of nightjar surveys are provided in Section 2.2.

2.2.5 Significant Wildlife Habitat Assessment

The Provincial Policy Statement (PPS) protects SWH from development and site alteration unless it can be demonstrated that no negative impacts on the feature or its function will occur. As outlined in the SWH Technical Guide (OMNR 2000) and supporting Ecoregion Criteria Schedules (OMNRF 2015a, 2015b, 2015c), SWH is composed of four principal components:

1. Seasonal concentration areas of animals;
2. Rare vegetation communities or specialized habitats;
3. Habitat of species of conservation concern; and
4. Animal movement corridors.

The process for identifying SWH is outlined in s. 9.2.3 of the *Natural Heritage Reference Manual* (OMNR 2010). **Step 1** requires the answers to two questions:

- A. Does the development proposed involve a trigger for significant wildlife habitat; and
- B. Has any confirmed significant wildlife habitat been identified?

Triggers for significant wildlife habitat (question A) are outlined in s.9 of the Natural Heritage Reference Manual (OMNR 2010) and include:

- Creation of more than three (3) lots through either consent or plan of subdivision;
- Changes in land use, not including the creation of a lot, that required approval under the Planning Act;
- Shoreline consent along a large inland lake, small inland lake or large river that is within 120 m along the shoreline of an existing lot of record or lot described in an application for subdivision or consent; and,
- 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.

If the development proposed involves a trigger (question A), or if SWH has been confirmed on the subject property, the assessment of SWH proceeds. In this case, proposed development of the subject property represents a trigger for the assessment of SWH (question A, bullet 3). Based on this information, an assessment of SWH is required. The results of our assessment are provided in **Appendix 4** with further details in **Section 3**

2.2.6 Fish and Fish Habitat

RiverStone’s field approach for assessing fish habitat is also habitat-based. That is, we do not conduct site visits to observe fish use of the shoreline habitat over their entire life cycle in order to conclude whether the habitat is used or is significant. Instead, RiverStone conducts a site visit during the time of year when habitat features are visible, to document feature characteristics and types (**Table 1**).

While some habitats are specifically used by individual species at key times in their life history (e.g., rocky wind-swept shoals exposed to wind used by lake trout for spawning), other habitats are used by several species at various important times in their development (e.g., aquatic vegetation is used by various species for spawning, nursery, and/or feeding habitat). Characteristics of the lake shoreline that relate to habitat use by fish include substrate type, slope/water depth, presence of woody debris, fallen trees, large boulders, aquatic vegetation, confluence with watercourses, and exposure to the wind. During our assessment, these features are surveyed from land and/or the water, taking note of the key habitat features described above.

Generally, where watercourses are encountered, they are assessed for several important characteristics, including watercourse, the physical dimensions of the channel, substrates, invertebrates, thermal regime, groundwater sources and adjacent vegetation. These details allow the watercourse to be characterised and considered based on requirements in the Township. These requirements relate to the buffer width and vegetation retention requirements. Wetlands are also considered habitat for fish where there is suitable open water and a suitable connection to watercourses or lakes.

Table 1. Classification of Fish Habitat Types.

Classification Type	Description
Type 1	Habitats have high productive capacity, are rare, in space and/or time, are highly sensitive to development, or have a critical role in sustaining fisheries (e.g., spawning and nursery areas for some species, and ground water discharge areas for summer and/or winter thermal refuges).

Type 2	Habitats are moderately sensitive to development and, although important to the fish population, are not considered critical (e.g., feeding areas and open water habitats of lakes).
Type 3	Habitats have low productive capacity or are highly degraded, and do not currently contribute directly to fish productivity. They often have the potential to be improved significantly (e.g., a portion of a waterbody, a channelized stream that has been highly altered physically).

2.3 **Impact Assessment and Mitigation Measures**

To carry out a defensible ecological assessment of potential impacts associated with implementation of the proposed development, RiverStone employs the following approach:

1. *Predict* impacts to existing biophysical features and functions on site based on the proposed development plan (from construction to post-completion), including both direct (e.g., vegetation clearance, etc.) and indirect (e.g., light pollution, encroachment post-development, impacts).
2. *Evaluate the significance* of predicted impacts to existing biophysical features and functions based on their spatial extent, magnitude, timing, frequency (how often), and duration (how long).
3. *Assess the probability or likelihood* that the predicted impacts will occur at the level of significance expected (i.e., high, medium, low probability).
4. Where the potential for negative impacts exists, ecologically meaningful *mitigation measures* are offered to avoid such impacts first, and where impacts cannot be fully avoided to minimize and/or compensate such impacts as appropriate.

2.4 **Applicable Environmental Legislation and Policy**

To assess whether the application satisfies relevant municipal, provincial, and federal requirements with respect to the natural environment, the following policies (e.g., statutes, regulations, plans, guidance documents, etc.) that may be applicable to the proposed application and were considered during both the field investigations and the impact analysis:

- *Municipality of McDougall Official Plan* (Office Consolidation May 27, 2015)
- *Provincial Policy Statement, 2020*, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, including:
 - Significant Wildlife Habitat Technical Guide (OMNR 2000)
 - Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (OMNR 2010)
 - Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E, January 2015 (OMNRF 2015a)
- Provincial *Endangered Species Act* (ESA), S.O. 2007, c. 6, including:
 - Ontario Regulation 230/08: Species at Risk in Ontario List
 - Ontario Regulation 242/08 – General (i.e. “Exemption Regulation”)
- Federal *Fisheries Act*, R.S.C. 1985, c. F-14, amended on 2019-08-28 including:

- *Applications for Authorization under Paragraph 35(2)(b) of the Fisheries Act Regulations*, S.O.R/2013-191
- Fish and Fish Habitat Protection Policy Statement (August 2019)
- Federal *Migratory Birds Convention Act*, S.C. 1994, c. 22, including:
 - Migratory Birds Regulations, C.R.C., c. 1035

3 BIOPHYSICAL FEATURES AND FUNCTIONS

3.1 General Site Conditions

The subject property is located between Portage Lake to the south, and Pineridge Drive to the north. The topography of the northern property boundary is a vertical bedrock face rising several meters from the southern shoulder of Pineridge Road. From here, the property generally slopes gently toward Portage Lake, although several bedrock outcrops and depressions create isolated ridges and basins throughout.

The subject property was vacant and primarily forested with mixedwood and deciduous forest of mixed ages at the time of site assessments. Site access was gained using a trail that ran east-west across Part lots 25 & 26, starting from Steam Whistle Trail, a private road off Pineridge Drive to the west of the subject property. The trail did not show signs of current use or upgrades, except from the western property boundary to the point where it met with a section of road that appeared to have been recently constructed (**Figure 4**). The unused portion of the trail was generally wide enough for a small truck (approximately 4 m) and, while wheel ruts were visible in some locations, the trail was compacted and covered with vegetation and/or leaf litter indicating minimal usage.

The trail leading from the western property boundary to the road, along with the newly constructed road section, were approximately 6 m wide and were comprised of exposed, loosely consolidated material. Woody debris from recently cleared trees and blasted rock was stacked alongside the roadway. Standing water was present in several depressions in the road topography.

3.2 Vegetation Communities

A summary of each community present on the subject property is provided below, and communities boundaries are delineated on **Figure 2**. Detailed descriptions, including vegetation inventories, are found in **Appendix 2**.

3.2.1 G045Tt – Dry to Fresh, Coarse: Red Pine – White Pine Mixedwood

This community is abundant throughout the subject property and features a tall mixed canopy formed by dominant species such as White Pine (*Pinus strobus*) and Sugar Maple (*Acer saccharum*). All vegetation layers below the main canopy are sparse, with Red Maple (*Acer rubrum*), Sugar Maple, and Balsam Fir in the subcanopy, occasional shrubs, and a herbaceous layer typical of this forest type (Canada Mayflower (*Maianthemum canadense*), Wild Sarsaparilla (*Auralia nudicaulis*), ferns, etc.)

3.2.2 G058Tl – Dry to Fresh, Coarse: Maple Hardwood

This community is also abundant throughout the subject property, sharing the overall landscape with G045Tt (above). It differs from its associate in the composition of the main canopy layer: Where G045Tt includes a component of coniferous species, G058Tl is dominated by smaller (<10 m) maple

species. Other than this deviation in main canopy composition, stand structure and vegetation characteristics are nearly identical between the two ecosites.

3.2.3 G165N – Open Rock Barren

Rock barren communities are scattered in small pockets on the west, north-east, and south-west corners of the subject property. These habitats are formed from elevated bedrock outcrops with little or no mineral substrate. Vegetation growth is sparse, and these communities are dominated by lichens, especially in the *Cladonia* genus. Stunted tree growth is mainly found on the periphery of the community. Common Juniper (*Juniperus communis*) and Low Sweet Blueberry (*Vaccinium angustifolium*) are the dominant shrub species.

3.2.4 Moist, Coarse: Shrub

This community is located along the Portage Lake shoreline, in a narrow band between the waterline and treeline. Shrub layer coverage is extremely dense, leading to a sparse herbaceous layer. Dominant species include Speckled Alder (*Alnus incana* ssp. *rugosa*), Red-Osier Dogwood (*Cornus stolonifera*) and Sweet Gale (*Myrica gale*).

3.2.5 G148 – Mineral Shallow Marsh

This community is found in three (3) locations across the subject property: one on the north-west boundary, one connecting to the western stream branch at its northern extent within the study area, and one at the stream outlet to Portage Lake.

3.3 Wetlands

One of the vegetation communities identified within the subject property is classified as a wetland. Details regarding the structure and composition of this community can be reviewed in **Section 3.2.5** above, and the delineated location of this feature is depicted on **Figure 2**. To our knowledge, wetlands within the study area have not been designated by the province as PSW. Regardless, most wetlands are recognized as having inherent ecological and hydrologic importance on the landscape. The Township of McDougall OP contains a stated objective that: “*The Municipality recognizes the importance of wetlands... It is the intention of the Municipality to protect wetlands and restrict development on, in or adjacent to wetlands unless it may be demonstrated that there are no negative impacts on the natural features or ecological function of the wetland*” (Section 14.06.1). On this basis, wetlands were identified and delineated during our on-site investigation, and are subject to impact assessment in this report. An assessment of potential impacts associated with implementation of the proposed development plan on wetland features is provided in **Section 4.2.1**.

3.4 Habitat of Endangered and Threatened Species

The results of RiverStone’s desktop, habitat-based, and targeted assessments for endangered and threatened species and their habitat is provided in **Appendix 3**. Our assessment included a preliminary screening of background biophysical information, including a review of the provincial NHIC database, which identified one or more endangered or threatened species with potential to be present within the study area. This initial list of endangered and threatened species was refined to those species that have the potential to occur within the study area and be impacted by the proposed development. Per the results of the **Appendix 3**, a total of four (4) endangered species have the potential to be present in the study area: Little Brown Bat (*Myotis lucifugus*), Northern Bat (*Myotis septentrionalis*), Blanding’s Turtle (*Emydoidea blandingii*), and Eastern Whip-poor-will (*Antrostomus vociferus*).

3.4.1 Endangered Bats

Potential habitat for the two (2) bat species is associated with forested portions of the subject property. As discussed, RiverStone conducted a general survey for features which have the potential support roosting bats, to assess the availability and relative quality of potential habitat on site. While RiverStone determined that no significant quantity of habitat features (*i.e.* snags) was present, this conclusion is qualitative in nature, as no detailed inventory of snag features was undertaken. In the absence of detailed data to conclude that endangered bat species are absent within the study area, **Section 4.2.2** provides an assessment of potential impacts to endangered bats (should these species be present) that may result from implementation of the proposed development plan.

3.4.2 Blanding's Turtle

Staff identified the potential presence of Blanding's Turtle within the local landscape through a review of the provincial NHIC database, including all data squares which overlap with the subject property and/or study area (17NL7428, 17NL7429, 17NL7529). Adjacent squares (17NL7328) were also reviewed due to the general connectivity of natural cover within the local landscape and provided by Portage Lake. Square 17NL7529, which overlaps with the northeast section of Lot 25, contained a record of element occurrence for Blanding's Turtle. Likewise, square 17NL7328, which occurs west of the study area, contains an additional record for this species.

The Blanding's Turtle General Habitat Description (MNRF 2013) defines the various categories of habitat for Blanding's Turtle, to aid in defining what is regulated habitat, and what activities may be compatible within such habitat without requiring authorizations under the ESA. Staff conducted a review of the availability of potential Category 1, Category 2, and Category 3 habitat within and adjacent to the study area. Category 1 habitat is considered to be the least tolerant of disturbance; this category of habitat is represented by confirmed nesting sites or overwintering sites and a 30 m area surrounding these features. Staff concluded that no potential Category 1 habitat was present within the study area.

Category 2 habitat is considered to have a moderate tolerance to disturbance and is represented by the "*wetland complex that extends up to 2 km from an occurrence and 30 m around these suitable wetlands/waterbodies...*". All wetlands within the study area and Portage Lake itself are within 2 km of the grid squares containing records of occurrence, and may be considered part of the broad 'complex' (*i.e.*, wetlands connected by less than a 500 m distance) of wetlands on the local landscape. On this basis, all wetlands within the study area and Portage Lake itself (plus 30 m) were evaluated as being potential Category 2 for Blanding's Turtle. RiverStone staff are of the opinion that identified inland wetland features represent highly-limited general habitat, due to the small size of these communities and lack of standing water. Staff consider a small area of shoreline wetland (which overlaps with identified Category 1 fish habitat) to also represent highly-limited general habitat for Blanding's Turtle, due its small size.

Finally, areas within 30 m to 250 m of Category 2 habitat are automatically considered general Category 3 habitat, which is considered to have the highest tolerance to disturbance. Importantly, no Blanding's Turtle were identified during the course of RiverStone's on-site investigations and, therefore, areas of potential habitat are considered 'candidate' habitat only. RiverStone has provided an assessment of potential impacts related to candidate general habitat for Blanding's Turtle in the interest of ensuring that the application demonstrates ESA due diligence. **Section 4.2.3** provides an assessment

of potential impacts to candidate general Blanding's Turtle habitat that may result from implementation of the proposed development plan.

3.4.3 Eastern Whip-poor-will

Habitat for Eastern Whip-poor-will was noted as being potentially present and associated with identified rock barren communities and surrounding forest. Targeted surveys for Eastern Whip-poor-will were conducted on May 26 and June 23, within 48 hours of the full moon phase on each cycle. No calls were heard during appropriate survey conditions and within the appropriate window, indicating that the areas of potential habitat are unoccupied. Therefore, no further assessment is being undertaken with respect to Eastern Whip-poor-will.

3.5 Significant Wildlife Habitat

The results of RiverStone's desktop and habitat-based assessments of potential features and communities that could function as SWH (i.e., candidate SWH) per provincial policies is provided in **Appendix 4**. Based on the results of our background review and onsite assessment the following SWH features or communities have the potential to be impacted by the proposed development application considered herein. An impact assessment is provided for each SWH feature in **Section 4.2.3**.

- 1) Special Concern Species
 - Snapping Turtle (*Chelydra serpentina*)
 - Eastern Ribbonsnake (*Thamnophis sauritus*)
 - Eastern Wood-pewee (*Contopus virens*)
 - Common Five-lined Skink (*Plestiodon fasciatus*)
- 2) Woodland Raptor Nesting Habitat
- 3) Amphibian Breeding Habitat (Woodland)
- 4) Marsh Bird Breeding Habitat

3.6 Fish Habitat and Watercourse Assessment

The results of the detailed watercourse and fish habitat assessment are found in **Appendix 5**. This section summarizes the results of the assessment.

MNRF identified approximately 3,600 m² of nearshore area on Portage Lake fronting the subject property as Type 1 fish habitat, and the remainder as Type 2 fish habitat. The onsite assessment, however, found that the majority of the area mapped as Type 1 habitat lacked the biophysical features necessary for this designation, but that some of the area extending into the stream did meet the criteria. Approximately, 1,400 m² were mapped as Type 1 fish habitat by RiverStone (**Figure 3**).

The stream was assessed to where it intersected with Lot 6 or the existing trail. Overall, it was assessed as a permanent warmwater stream. It branched into two separate channels within the aquatic study area, and these were both found to contain several barriers to fish passage. Existing crossings where the stream meets the trail were in disrepair. An impact assessment for these features is found in **Section 4.2.1**.

4 IMPACT ASSESSMENT AND RECOMMENDATIONS

4.1 Proposed Development Plan

The proposed development includes the severance of four (4) lots, one (1) lot addition and retention of two (2) lots from Part Lot 25 & 26, upgrades to an existing trail on Part Lots 25 & 26 to accommodate automobile access, and the construction of a driveway access off Pineridge Drive. The Parry Sound Area Planning Board granted consent to the proposal on March 22, 2021, under the condition that an EIS be completed to demonstrate that the proposed development will not impact Type 1 fish habit, and that the proposed private road will not impact significant natural heritage features.

4.2 Impact Assessment

Based on the results of RiverStone's background and onsite assessment of the study area, the following natural heritage features have been identified or have the potential to be present within the subject property: 1) wetlands, 2) habitat of endangered and threatened species, 3) significant wildlife habitat, 4) fish habitat. RiverStone has assessed the potential for impacts to these features and other natural features and functions that are afforded protection by relevant environmental policies (e.g., bird nests). The potential for negative impacts on these features is discussed below.

4.2.1 Wetlands, Water Quality, and Fish Habitat

In general, development and site alteration present a series of common potential impacts to wetlands, water quality, and fish habitat. Mitigation planning for protection of all these features and functions involves similar actions, and so the impact assessment for these natural heritage features is provided under a single section. Negative impacts to wetlands, on-site drainage features, and the fish habitat associated with Portage Lake resulting from proposed development have the potential to occur via the following processes:

- stormwater runoff during construction activities
- modification of drainage patterns or flow rates
- inappropriately located sewage treatment systems that increase nutrient (phosphorous) loading to waterbodies
- increased runoff due to an increase in the extent of hard surfaces (e.g., rooftops, patios, pathways)
- changes to terrestrial structural features (e.g., removal of vegetation or soil, importation of aggregates)

Generally, land use changes have the potential to result in negative impacts to wetlands and waterbodies. It is RiverStone's opinion that the mitigation measures recommended below can reduce sources of potential negative impacts to an acceptable level. Several of the mitigation measures relate to establishing and maintaining vegetated buffers or setbacks. Within vegetated buffers, trees, shrubs, ground cover, and associated leaves and twigs slow rainfall and surface-water flows to waterbodies and thus allow additional time for water to soak into the ground. This facilitates nutrient uptake and provides less opportunity for erosion by stabilizing soils. The retention of vegetation allows for a continual source of woody debris and leaves, while increasing the uptake of phosphorus from overland run off prior to it entering the lake and associated wetlands.

The subject property contains several wetlands, a permanent stream, and shoreline fronting onto Portage Lake. Generally, RiverStone recommends that development and site alteration be set back

from the edge of wetlands, streams and shorelines to protect these ecological features and their functions. Local official plan policies generally set the minimum standard setback widths for various natural features within the relevant jurisdiction. To this end, RiverStone recommends:

- **Development and site alteration be set back a minimum of 30 m from the limits of identified wetland communities, including the area of shoreline wetland associated identified Type 1 Fish Habitat (see Figure 4).**
- **No structures be placed within 15 m of streams/drainage feature identified on site.**
- **Exercise due diligence in ensuring that the installation of culvert structures meet minimum design specifications (e.g., for flood conveyance), and that related approvals/authorizations are acquired prior to installation.**
- **When the native soil is exposed within the development envelopes, sediment and erosion control works, in the form of heavy-duty sediment fencing, be positioned along the edge of development envelopes.**
- **Temporary storage locations of aggregate material should be located a minimum of 30 m from the Portage Lake high watermark. This material is to be contained by two layers of heavy-duty sediment fencing.**
- **The sediment fencing must be constructed of heavy material and solid posts to ensure its integrity and be properly installed (trenched in) to maintain its reliability during inclement weather events.**
- **Where soil depths do not permit trenching in of sediment fencing, straw bales are to be used.**
- **Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).**
- **Inspections of sediment and erosion control measures should be completed within 24 hours of the onset of a storm event.**
- **Sediment control measures must be maintained in good working order until vegetation has been established on the exposed soils.**
- **Offloading of construction materials and aggregate be undertaken during fair weather conditions and with care not to allow any of this material to enter the water.**

To ensure that the waterbodies are not negatively impacted by increased nutrient loading and run off as a result of development, RiverStone recommends the following measures:

- **Existing vegetation within 10 m of the Portage Lake high watermark must be maintained in its natural state unless it is a safety hazard, and debris from clearing or materials to be used in construction are not to be placed within this area.**

- **Vegetation within 10 m of the shoreline and 15 m of the watercourse be maintained in its natural state, with the exception of a pathway to the shoreline. The path will have a maximum width of 2 m, meander, and be constructed of permeable substances (i.e., clean gravel, mulch) where required. Trees will not be cut within the setback unless they are a safety hazard and debris from clearing or materials to be used in construction will not be placed within the setback.**
- **When haul routes are necessary to access development areas, their widths be minimized to the extent that is practical, and the routes be constructed along the future access pathways to the shoreline. The route must be flagged, and strictly followed.**
- **Active or passive rehabilitation of the haul route to the final width of 2-m be completed following construction.**

RiverStone recommends the following additional measures to further ensure that fish habitat is not negatively impacted by the placement of in-water structures:

- **Docking structure(s) are to be located outside the areas of Type 1 Fish Habitat and the 30 m buffer shown on Figure 3.**
- **All in-water habitat features, including aquatic vegetation, natural woody debris, and boulders be left in their current locations in the nearshore area.**

4.2.2 Habitat of Endangered and Threatened Species

Appendix 3 presents our assessment of potential impacts on endangered and threatened species, and Section 3.4 provides a detailed discussion of those species which have the potential to be impacted by the development proposal. An impact assessment is provided below for these species identified.

4.2.2.1 *Endangered Bats*

In the absence of detailed site-specific data, and based on RiverStone’s professional experience, forested ecosites on the subject property may be expected to support some level of seasonal bat activity, which may include endangered bat species. As endangered species, individuals cannot legally be killed, harmed, or harassed as per Section 9 of Ontario’s *Endangered Species Act* (ESA). RiverStone provides a simple mitigation approach below (*i.e.*, restrictive vegetation clearing windows) to ensure that individual endangered bats are not killed, harmed, or harassed through the development process (should they be present). Bats predictably depart maternity roosts for hibernacula sites in the fall of any given year, meaning that timing restrictions will reliably avoid any direct harm to individuals.

- **Avoid any removal of vegetation between April – October of any given year.**

Beyond the protection of individuals, areas of identified habitat are also protected from destruction as per Section 10 of the ESA. Avoidance of destruction or adverse impact to areas of potential habitat is a generally more complex discussion and process than mitigating impacts to individuals of a protected species, and this is especially true for bats. Bat roosting habitat is associated with mature forested cover, and such cover is present in abundance on the surrounding landscape, meaning that roosting habitat is unlikely to be a limiting factor to bats on the local landscape. While potentially suitable habitat features would be removed to accommodate proposed development on the subject property, the

resulting loss of forest cover (and associated potential roosting habitat) may be considered functionally negligible on both a local and regional scale.

In the absence of detailed technical data, RiverStone provides the professional opinion that removal of woodland cover to accommodate the proposed private access road would not be expected to adversely impact the availability of habitat on the local landscape. This is especially true given that the proposed road route is also partially clear due to the presence of an existing trail system. Additional recommended measures are provided below to further mitigate potential minor losses of bat habitat.

- **Limit any tree clearing to condensed development envelopes, avoid unnecessary tree removals along edge, and retain trees that are in poor health but do not represent a hazard.**
- **Consider the installation of bat nesting boxes in trees along the perimeter of building envelopes to aid with insect control and promote local bat populations.**

With the implementation of the above-noted mitigation measures, it is RiverStone's opinion that the development plan will not result in adverse impacts to any endangered bat species or the availability of their habitat on the local landscape.

4.2.2.2 *Blanding's Turtle*

As discussed in Section 3.4.2, several records of occurrences for Blanding's Turtles have been documented on the local landscape. Through RiverStone's review of the General Habitat Description (MNR 2013) for this species, it was noted that inland and shoreline wetlands associated with the subject property have the potential to represent limited general habitat (Category 2 and 3). It is RiverStone's professional opinion that the functionality of these features as habitat for Blanding's Turtle is highly limited; however, in the interest of ensuring that the application demonstrates ESA compliance, RiverStone has provided its impact assessment based on the assumption that these features represent candidate general habitat. To ensure that candidate Category 2 habitat for Blanding's Turtle is not impacted through implementation of the development proposal, RiverStone recommends that:

- **New development and site alteration be setback a minimum of 30 m from the limits of identified wetland communities, as depicted on Figure 4.**

Through the implementation of the above-noted mitigation measure, it is RiverStone's opinion that the development plan will not result in any adverse impacts to areas of candidate Category 2 Blanding's Turtle habitat. Moreover, the proposed limited disturbance to the local landscape associated with the development proposal would not be expected to impact candidate Category 3 habitat associated with the majority of the property.

It is noted that the ESA is a proponent-led process, and it is ultimately the responsibility of the proponent to ensure that works are not in contravention of the ESA. It is RiverStone's opinion that this application is consistent with Sections 9 and 10 of the ESA as they pertain to Blanding's Turtle, and no further action is recommended.

4.2.3 Significant Wildlife Habitat

RiverStone completed a habitat-based assessment of SWH features on the subject property in accordance with the Ecoregion 5E Criteria Schedules (OMNR 2015a). Based on the results of RiverStone's SWH assessment (see **Appendix 4**) the following SWH features were identified.

4.2.3.1 Habitat of Species of Conservation Concern

Snapping Turtle

Snapping Turtles have been found in almost all freshwater habitat types in Ontario (COSEWIC 2009). This species prefers slow-moving water with soft substrates and dense aquatic vegetation. Shallow bays or river edges and slow moving streams with multiple wetland communities are considered quality habitat for this species (COSEWIC 2009). On and adjacent to the subject property, potential habitat for Snapping Turtles is primarily associated with the Portage Lake shoreline.

The recommendations provided within this report that address impacts to Blanding's Turtles are sufficient to address impacts to the ecological form and function of portions of the subject property with the potential to function as habitat for Snapping Turtles on the subject property.

Eastern Ribbonsnake

Eastern Ribbonsnakes are known to use habitats associated with wetlands, watercourses, ponds, and wet meadows (COSEWIC 2012c). Typically, this species is found in proximity to the water's edge of these communities where they actively forage for amphibians and small fish (COSEWIC 2012c). On the subject property, potential habitat for this species is primarily associated with the Portage Lake Shoreline. The recommendations provided within this report that address impacts to Blanding's Turtles are sufficient to address impacts to potential habitat for Eastern Ribbonsnakes on the subject property.

Five-lined Skink

Five-lined Skinks are primarily found in forest openings associated with moist woodland communities. Throughout Georgian Bay, Skinks are typically found in forest openings associated with rock barren communities. The subject property and adjacent lands contain rock barren communities adjacent to forest communities. Microhabitat features (i.e., woody debris, rocks, trees with cavities or loose bark, etc.) within the open communities on the subject property are present throughout these areas.

The proposed development will be limited to small portions of the proposed lots. As such, there is no expectation that proposed development would adversely impact the availability of potential habitat for this species on the subject property. To further minimize the potential for negative impacts, RiverStone recommends that:

- **Clearing of vegetation is to be limited to the development features identified on Figure 4.**
- **Where present, rotting logs, brush piles, or compost piles will be left in place.**
- **Avoid disturbance to identified rock barren communities which may functional as important habitat for this species.**

Eastern Wood-pewee

Eastern Wood-pewee breed in open forest communities that have limited understory (COSEWIC 2012a). This species is most abundant in intermediate to mature aged forests; however, the size of individual forest patches has not been identified as a factor in determining habitat use. The presence of perches (i.e., dead branches) within forests that can be used for foraging is required for this species to utilize a given forest patch (COSEWIC 2012a).

Given the extent of possible nesting habitat for Eastern Wood-pewee within the subject property and surrounding landscape, there is no expectation that proposed development would adversely impact the availability of potential habitat. To further reduce the potential for impacts to these species, RiverStone generally recommends that vegetation removal not occur on the subject property during the active nesting season for birds. As this timeframe is eclipsed by the active season for endangered bats, adherence to the timing restriction for vegetation clearing provided for bats will minimize the potential for negative impacts to the properties ability to function as habitat for these species.

4.2.3.2 Woodland Raptor Nesting Habitat

Woodland raptors use a variety of tree species, habitats, and ecological structures for nesting and rearing their young. Suitable habitats are present throughout the study area, and a Great-horned Owl was observed during RiverStone's site investigations. In addition to the abovementioned recommendations targeting tree removal and vegetation clearing, RiverStone recommends that:

- **Future proposed development envelopes on created lots be reviewed for active raptor nesting sites, and site selection alternatives be reviewed as appropriate.**

4.2.3.3 Amphibian Breeding Habitat (Woodland)

Woodland amphibian breeding habitat may be present on the subject property within areas where woodland and wetland occur in proximity. Construction of the road and any future residential development would be expected to remain outside of identified wetland communities, with a functional setback applied to wetland areas (**Figure 4**). Large portions of existing woodland cover on the subject property are expected to be retained. On this basis, there is no expectation that proposed development would negatively impact the availability of potential woodland amphibian breeding habitat.

4.2.3.4 Marsh Bird Breeding Habitat

Marsh bird breeding habitat may be present on the subject property within identified wetland communities. In addition, Green Herons may be found in association with many different woodland ecosites. Both the road and any future residential development would be expected to remain outside of identified wetland communities, with a functional setback applied to wetland areas (**Figure 4**). Large portions of existing woodland cover on the subject property are expected to be retained. On this basis, there is no expectation that proposed development would negatively impact the availability of potential marsh bird breeding habitat.

5 APPLICABLE ENVIRONMENTAL LEGISLATION AND POLICIES

The following review summarizes the federal, provincial, and municipal environmental legislation and policies that are applicable to the proposed development application considered herein and describes how the recommendations provided in this report will permit the proposed land use changes to comply with these provisions.

5.1 Municipality of McDougall Official Plan (Office Consolidation January 1, 2019)

The subject property is zoned Waterfront and is contained within the broader designated Nobel Settlement Area. The Waterfront designation permits cottages, year-round residences, and the creation of new lots for these purposes. Natural heritage protection policies contained within the OP that are relevant to this proposal include:

- **Section 11.04.4** prescribes a minimum 30 m setback between the shoreline of lake and any sewage disposal system.
- **Section 11.08.3** prohibits the construction of waterfront boathouses.
- **Section 11.08.5** and **Section 14.03.1.1(e)** require that relevant permissions and approvals be in place from all relevant agencies (e.g., DFO) to permit development of a dock or other shoreline structure.
- **Section 14.03.1.1(a)** requires that all severed and retained lots must have a minimum of 15 m of their respective shorelines free of Type 1 fish habitat.
- **Section 14.06.1** promotes the restriction of development within or adjacent to any wetlands.

RiverStone has considered all available data and implemented appropriate setbacks on all identified natural heritage features, meeting or exceeding those prescribed by the OP. Provided that all recommendations outlined in this report are adhered to, the development is considered to be consistent with the policies in the OP.

5.2 Provincial Policy Statement, pursuant to the *Planning Act*, R.S.O. 1990, c. P. 13

The Provincial Policy Statement (PPS) is promulgated under the *Planning Act* and provides direction to municipalities on matters of provincial interest related to land-use planning. The PPS was updated in 2020. Municipal OP's must be consistent with the PPS.

2.1.5 *Development and site alteration shall not be permitted in:*

- b) significant woodlands in Ecoregions 6E and 7E;
- c) significant valleylands in Ecoregions 6E and 7E;
- d) significant wildlife habitat;
- e) 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*.

Based on the results of RiverStone's background review and assessment of the subject property and contingent on the implementation of the recommendations outlined in **Section 4.2** of this report, the development as proposed is consistent with policy 2.1.5 of the PPS.

2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

As per **Section 3.6** fish habitat was identified along the shoreline of the subject property fronting onto Portage Lake. Adherence to the recommendations outlined in **Section 4.2.1** of this report will ensure there are no negative impacts to fish habitat.

The PPS does not permit development and site alteration in the habitat of endangered and threatened species (s. 2.1.7) except in accordance with provincial and federal requirements. Finally, with respect to lands adjacent to identified natural heritage features, the PPS mandates that (s. 2.1.8):

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the

ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

As discussed in **Section 4.2**, and provided RiverStone’s recommended measures to minimize the potential for impact are implemented in full, no negative impacts to natural heritage features assessed in this study protected by the PPS as outlined above are anticipated to occur with implementation of the proposed development plan. As such, RiverStone can confirm that the proposed development plan is consistent with Sections 2.1.5, 2.1.6, 2.1.7, and 2.1.8 of the 2020 PPS.

5.3 Provincial Endangered Species Act, S.O. 2007, c. 6

The *Endangered Species Act* (ESA) protects designated endangered and threatened species in Ontario from being killed, harmed, or harassed (s. 9) or having their habitat damaged or destroyed (s. 10). The protection afforded to Endangered and Threatened species “habitat” is defined as follows (s. 2[1])

- (a) with respect to a species of animal, plant or other organism for which a regulation made under clause 55 (1) (a) is in force, the area prescribed by that regulation as the habitat of the species, or*
 - (b) with respect to any other species of animal, plant or other organism, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding,*
- and includes places in the area described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences; (“habitat”).*

A detailed assessment of potential endangered and threatened species and their habitat on the subject property is provided in **Section 4.2.2** and **Appendix 3**. Provided that RiverStone’s recommended measures outlined in **Section 4.2.2** are implemented in full, there is no expectation that proposed development would result in a contravention of the ESA.

5.4 Federal Fisheries Act (R.S.C., 1985, amended 2019-08-28)

The *Federal Fisheries Act* states that:

34.4 (1) No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish.

35. (1) No person shall carry on any work, undertaking or activity that results in harmful alteration, disruption or destruction of fish habitat.

DFO further states that “under subsection 35(1) a person may carry on such works, undertakings or activities without contravening this prohibition, provided that they are carried on under the authority of one of the exceptions listed in subsection 35(2), and in accordance with the requirements of the appropriate exception. In most cases, this exception would be Ministerial authorizations granted to proponents in accordance with the *Authorizations Concerning Fish and Fish Habitat Protection Regulations*.”

The recommendations included in this report will keep development and site alteration away from all fish habitat identified on the subject property. As such, it is the opinion of RiverStone that activities proposed on the property will not contravene the *Fisheries Act*, and that an Authorization under the

Section 35(2) is not likely required. Should however, during the course of this project, situations arise and lead to occurrences that result in a HADD, persons responsible for the project have a “duty to notify” DFO, take corrective actions, and provide written reports under Section 38 of the *Act*.

5.5 Federal Migratory Birds Convention Act, S.C. 1994, c. 22

Section 6 of the Migratory Birds Regulations under the *Migratory Birds Convention Act, 1994* (MBCA) prohibits the disturbance or destruction of nests, eggs, or nest shelters of a migratory bird. The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) extends the protection of bird nests and eggs to species that are not listed under the Migratory Birds Regulations (e.g., Corvids).

Under the proposed development plan, clearing of vegetation is required. Restricting vegetation removal to the timing provided in Section 4.2.2 for endangered bats is more than sufficient to ensure compliance with the Migratory Birds Regulations. However, should future activities on the lot require removal of vegetation this should be restricted to times outside of the period April 15 to October 1. If vegetation removal must occur during this period, a nest survey should be conducted by a qualified avian biologist prior to commencement of construction activities to identify and locate active nests of migratory bird species covered by the MBCA or FWCA. If a nest is located or evidence of breeding noted, then a mitigation plan should be developed to address any potential impacts on migratory birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.

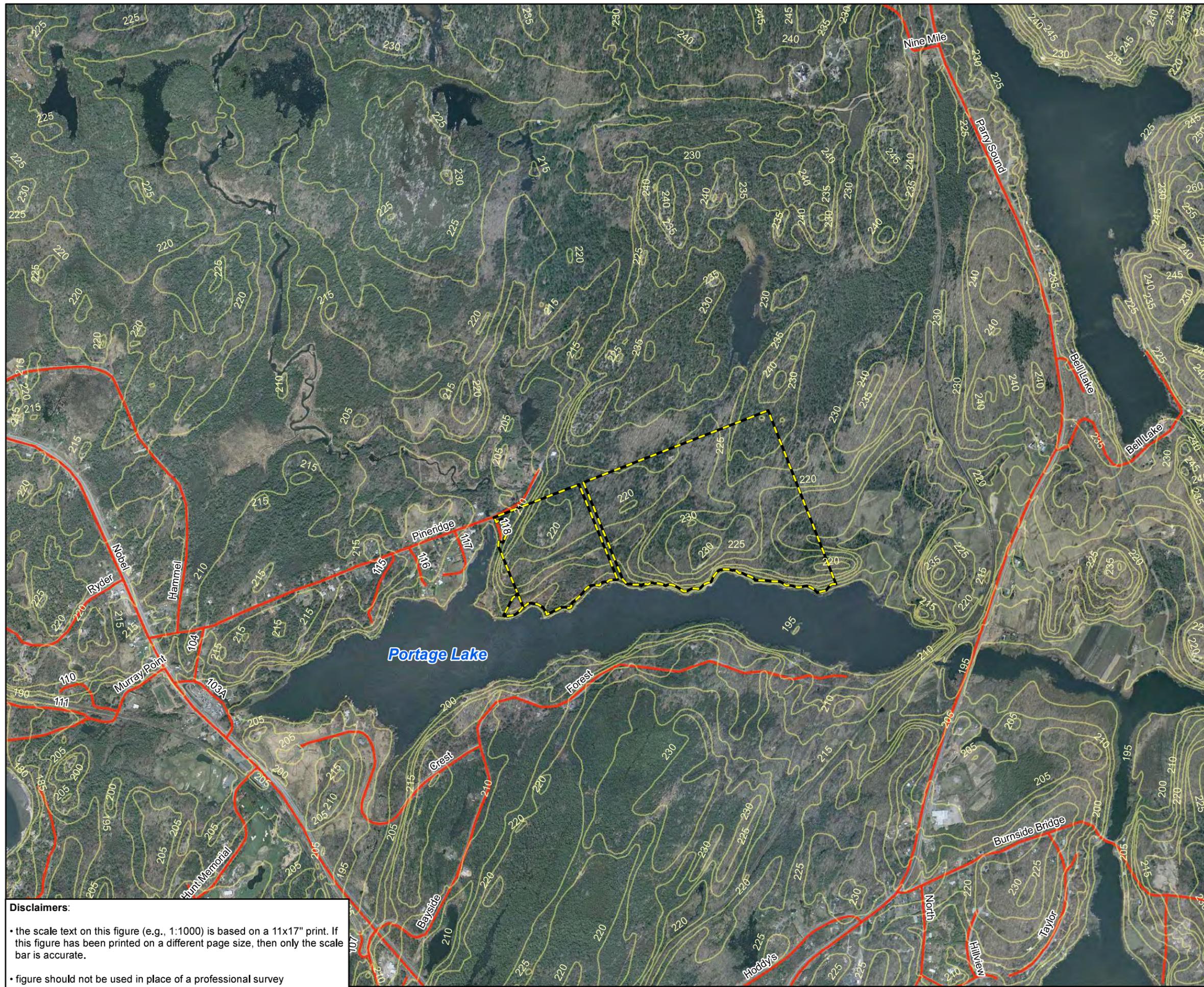
6 CONCLUSIONS

Based upon the findings presented in this report and contingent upon the implementation of the recommendations made herein, we conclude that the proposed private road and development of the lot adjacent to the Type 1 Fish Habitat will not negatively impact any natural heritage features protected under relevant municipal, provincial, or federal environmental policies as outlined. Given this, and providing that our recommended measures to minimize the potential for impact are implemented, RiverStone is of the opinion that the proposed development is compliant with the relevant environmental legislation and policies. We suggest that the recommendations in this report be incorporated into the development and site plan agreements for the proposed and retained lots. Finally, these conclusions are also dependent upon the recommended preventative measures being implemented through site plan control that is subsequently enforced with appropriate by-laws.

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- OMNRF.** 2015c. Significant Wildlife Habitat Criteria Schedules for Ecoregion 7E.
- Phair, C., B. L. Henson, and K. E. Brodribb.** 2005. Great lakes conservation blueprint for aquatic biodiversity: volume 2 - tertiary watershed summaries. 454 pp.



Legend

Ontario Base Mapping (OBM)

- Roads
- 5 m Contours

Planning Boundaries

- Subject Property



Orthorectified aerial photo - spring 2008

Scale	RS Project No.	Date Last Updated	By
1:15,000	2021-130	Sep 17, 2021	LU

0 225 450 Metres

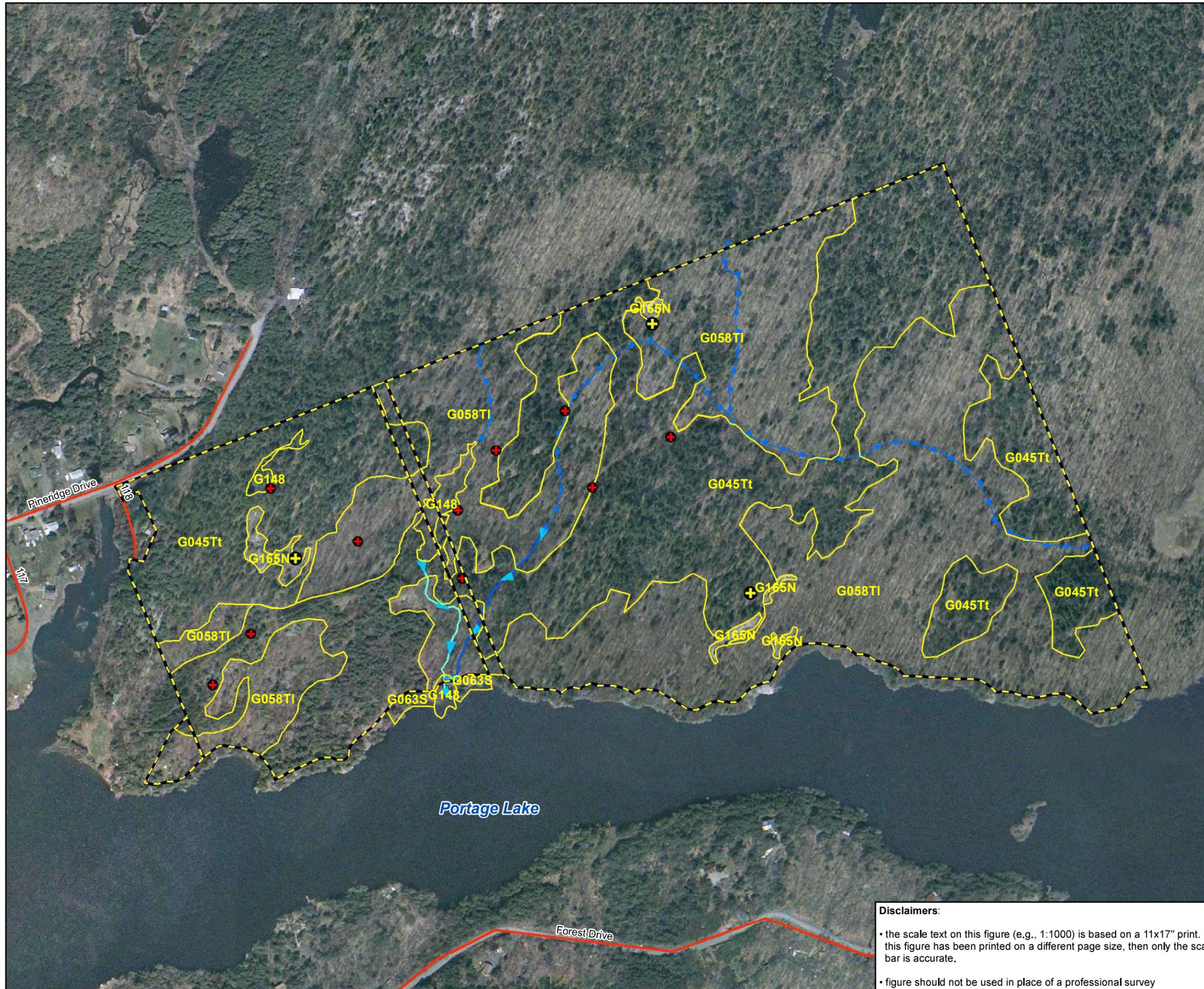
Figure 1: Location of Subject Property.
 Part of Lots 25-27, Concession 8, Municipality of McDougall, District of Parry Sound

Prepared for: GAER2 CORP

Inset: General Location Of Subject Property

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- figure should not be used in place of a professional survey



Legend

Ontario Base Mapping (OBM)

— Roads

Planning Boundaries

▭ Subject Property

Biophysical Features+Functions-RiverStone

Ecological Communities

- 🟡 G045Tt - Dry to Fresh, Coarse: Pr-Pw Mixedwood
- 🟡 G058TI - Dry to Fresh, Coarse: Maple Hardwood
- 🟡 G063S - Moist, Coarse: Shrub
- 🟡 G148 - Mineral Shallow Marsh
- 🟡 G165N - Open Rock Barren

Features with Recognized High Natural Heritage Value - Identified by RiverStone

- Approx. stream course (unassessed)
- ➡ Stream - east branch
- ➡ Stream - west branch

Features Taken from Existing Survey

- ⊕ Bat Station
- ⊕ EWPW Station

Orthorectified aerial photo - spring 2008

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1:5,000	2021-130	Sep 17, 2021	JG

0 75 150 Metres

Figure 2: Biophysical Features and Functions.
 Part of Lots 25-27, Concession 8, Municipality of McDougall, District of Parry Sound

Prepared for GAER2 CORP

Disclaimers:

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- figure should not be used in place of a professional survey



Legend
Ontario Base Mapping (OBM)
 — Roads

Planning Boundaries
 [Dashed Yellow Box] Subject Property

Natural Heritage Features - Identified by the Province
 [Red Box] Type 1 Fish Habitat Mapped by the MNRF
 [Green Dotted Box] Type 2 Fish Habitat Mapped by the MNRF

Natural Heritage Features - Identified by RiverStone
 [Blue Dotted Line] Approx. stream course (unassessed)
 [Blue Arrow] Stream - east branch
 [Blue Arrow] Stream - west branch
 [Red Box] Type 1 Fish Habitat
 [Blue Box] Wetland

Features Taken from Existing Survey
 [Green Cross] Submerged log
 [Yellow Circle] Survey Point

Orthorectified aerial photo - spring 2008



Scale	RS Project No.	Date Last Updated	By
1:5,000	2021-130	Sept 17, 2021	JG

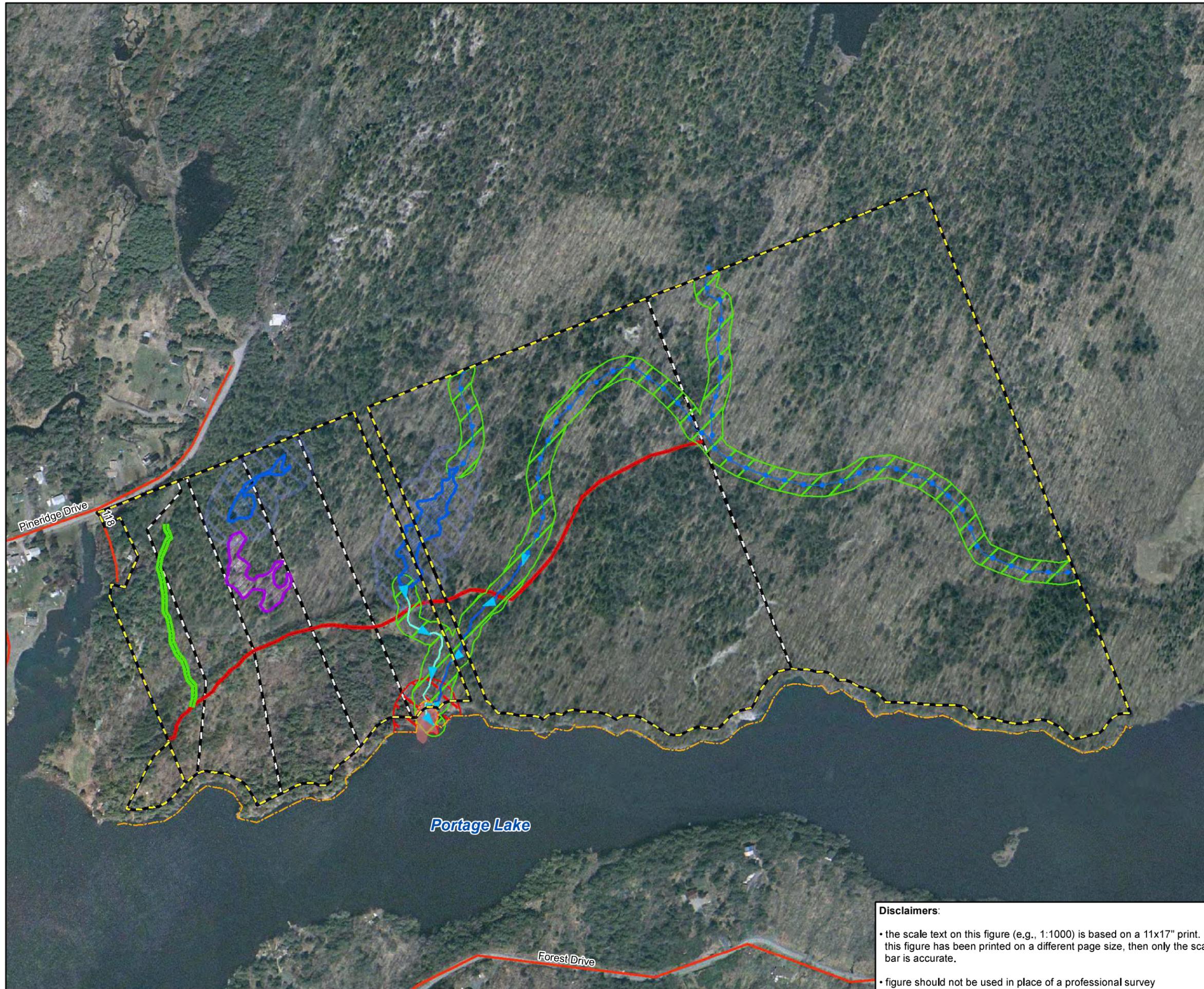
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Figure 3: Aquatic Habitat Assessment.
 Part of Lots 25-27, Concession 8, Municipality of McDougall, District of Parry Sound

Prepared for GAER2 CORP

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- figure should not be used in place of a professional survey



Legend
Ontario Base Mapping (OBM)
 — Roads

Planning Boundaries
 [Dashed Yellow Box] Subject Property

Features with Recognized High Natural Heritage Value - Identified by RiverStone
 [Blue Dotted Line] Approx. stream course (unassessed)
 [Dashed Yellow Line] Shoreline
 [Blue Arrow] Stream - east branch
 [Light Blue Arrow] Stream - west branch
 [Purple Hatched Box] Rock Barren
 [Pink Box] Type 1 Fish Habitat
 [Blue Hatched Box] Wetland

Development Setbacks Required by Relevant Approval Authorities
 [Green Hatched Box] 15 m Warmwater Watercourse Buffer

Measures Recommended by RiverStone to Prevent and/or Reduce Impacts
 [Blue Hatched Box] 30 m Wetland Buffer
 [Red Hatched Box] 30 m Type 1 Fish Habitat Buffer

Proposed Development and Site Alteration
 [Red Line] Existing Trail
 [Green Line] New Road/Driveway
 [Dashed Black Box] Proposed severance lots

Orthorectified aerial photo - spring 2008



Scale	RS Project No.	Date Last Updated	By
1:5,000	2021-130	Sep 17, 2021	JG

0 75 150 Metres

Figure 4: Proposed Development and Constraints
 Part of Lots 25-27, Concession 8, Municipality of McDougall, District of Parry Sound
 Prepared for: GAER2 CORP

Disclaimers:

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- figure should not be used in place of a professional survey

Appendix 1. Select Photos from Site Visits





Photograph 1: Existing roadwork on western property boundary



Photograph 2: Representative photo of rock barrens on property



Photograph 3: Representative photo of maple-dominated low-treed forest



Photograph 4: Representative photo of mixedwood forest community



Photograph 5: Representative photo of marsh community



Photograph 6: Representative photo of existing trail



Photograph 7: Outlet of stream at Portage Lake, western bank



Photograph 8: Tapegrass and lilies in aquatic assessment area



Photograph 9: Stream before outlet at Portage Lake



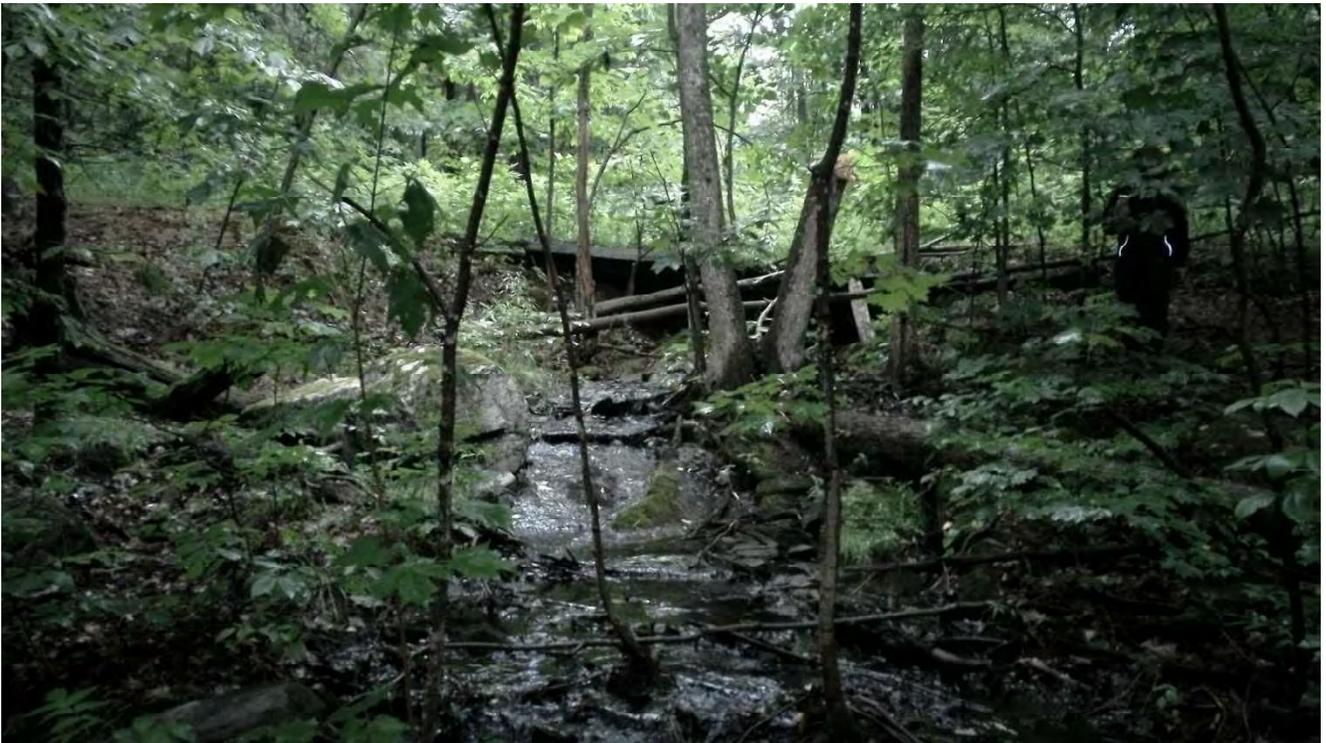
Photograph 10: Stream west branch at first barrier to fish passage



Photograph 11: Fish passage barrier on west branch of stream



Photograph 12: Representative photo of stream west branch common characteristics



Photograph 13: Stream west branch upstream of culverts/trail crossing



Photograph 14: Culverts under trail at west branch stream crossing



Photograph 15: Representative east stream branch with common characteristics



Photograph 16: Shallow, sloped area over bedrock of eastern stream branch



Photograph 17: Barrier to fish passage on eastern stream branch



Photograph 18: Downstream side of bridge where eastern stream branch crosses trail



Photograph 19: Bridge over eastern stream branch

Appendix 2. ELC Assessment and Flora



Community Class	Ecological Community ¹	Code	Vegetation Characteristics
			Dominant species in each vegetation layer and approximate percent cover
Terrestrial			
Rock Barren	Open Rock Barren	G165N	<p><u>Main Canopy</u> (5%): White Pine (<i>Pinus strobus</i>), Sugar Maple (<i>Acer saccharum</i>)</p> <p><u>Sub Canopy</u> (0%):</p> <p><u>Shrub Layer</u> (15%): Common Juniper (<i>Juniperus communis</i>), Low Sweet Blueberry (<i>Vaccinium angustifolium</i>),</p> <p><u>Herbaceous Layer</u> (30%): Common Sheep Sorrel (<i>Rumex acetosella</i>), Lichens (<i>Cladonia</i> spp.), Bristly Sarsaparilla (<i>Aralia hispida</i>)</p>
Forest	Dry to Fresh, Coarse: Maple Hardwood	G058T1	<p><u>Main Canopy</u> (20%): Sugar Maple (<i>Acer saccharum</i>), Trembling Aspen (<i>Populus tremuloides</i>), Red Oak (<i>Quercus rubra</i>), Balsam Fir (<i>Abies balsamea</i>), White Ash (<i>Fraxinus americana</i>), Red Maple (<i>Acer rubrum</i>), White Pine (<i>Pinus strobus</i>), White Birch (<i>Betula papyrifera</i>), Yellow Birch (<i>Betula allegheniensis</i>), White Spruce (<i>Picea glauca</i>)</p> <p><u>Sub Canopy</u> (70%): Red Maple (<i>Acer rubra</i>), Sugar Maple (<i>Acer saccharum</i>), Balsam Fir (<i>Abies balsamea</i>), White Elm (<i>Ulmus americana</i>), Red Oak (<i>Quercus rubra</i>), White Birch (<i>Betula papyrifera</i>), Nannyberry (<i>Viburnum lentago</i>), Partridgeberry (<i>Mitchella repens</i>), Twinflower (<i>Mitchella repens</i>), Wintergreen (<i>Gaultheria procumbens</i>), Beaked Hazel (<i>Corylus cornuta</i>) Speckled Alder (<i>Alnus incana</i> ssp. <i>rugosa</i>)</p> <p><u>Shrub Layer</u> (15%): Low Sweet Blueberry (<i>Vaccinium angustifolium</i>), Serviceberries (<i>Amelanchier</i> spp.), Wild Black Currant (<i>Ribes americanum</i>), Blackberry (<i>Rubus occidentalis</i>), Chokecherry (<i>Prunus virginiana</i>), Raspberry (<i>Rubus idaeus</i>)</p> <p><u>Herbaceous Layer</u> (25%): Fly Honeysuckle (<i>Lonicera canadensis</i>), Sensitive Fern (<i>Onoclea sensibilis</i>), Bracken Fern (<i>Pteridium aquilinum</i>), Lady Fern (<i>Athyrium filix-femina</i>), Oak Fern (<i>Gymnocarpium dryopteris</i>), Canada Mayflower (<i>Maianthemum canadense</i>), Rattlesnake Root (<i>Prenanthes alba</i>), Ghost Plant (<i>Monotropa uniflora</i>), Wild Sarsaparilla (<i>Aralia nudicaulis</i>), Common Speedwell (<i>Veronica officinalis</i>), Interrupted Fern (<i>Osmunda claytoniana</i>), Tall Meadowrue (<i>Thalictrum dasycarpum</i>), Starflower (<i>Trientalis borealis</i>), Bunchberry (<i>Cornus canadensis</i>), Fragrant Bedstraw (<i>Galium triflorum</i>), Black Fringed Bindweed (<i>Polygonum cilinode</i>), Cucumber-root (<i>Medeola virginiana</i>), Red Trillium (<i>Trillium erectum</i>), White Trillium (<i>Trillium grandiflorum</i>), Rose-twisted Stalk (<i>Streptopus roseus</i>), Blue Bead Lily (<i>Clintonia borealis</i>)</p>
Forest	Dry to Fresh, Coarse: Red Pine-White Pine Mixedwood	G045Tt	<p><u>Main Canopy</u> (90%): Sugar Maple (<i>Acer saccharum</i>), Trembling Aspen (<i>Populus tremuloides</i>), Red Oak (<i>Quercus rubra</i>), Balsam Fir (<i>Abies balsamea</i>), White Ash (<i>Fraxinus americana</i>), Red Maple (<i>Acer rubrum</i>), White Pine (<i>Pinus strobus</i>), White Birch (<i>Betula papyrifera</i>), Yellow Birch (<i>Betula allegheniensis</i>), White Spruce (<i>Picea glauca</i>)</p> <p><u>Sub Canopy</u> (20%): Red Maple (<i>Acer rubra</i>), Sugar Maple (<i>Acer saccharum</i>), Balsam Fir (<i>Abies balsamea</i>), White Elm (<i>Ulmus americana</i>), Red Oak (<i>Quercus rubra</i>), White Birch (<i>Betula papyrifera</i>), Nannyberry (<i>Viburnum lentago</i>), Partridgeberry (<i>Mitchella repens</i>), Twinflower (<i>Mitchella repens</i>), Wintergreen (<i>Gaultheria procumbens</i>), Beaked Hazel (<i>Corylus cornuta</i>) Speckled Alder (<i>Alnus incana</i> ssp. <i>rugosa</i>)</p> <p><u>Shrub Layer</u> (10%): Low Sweet Blueberry (<i>Vaccinium angustifolium</i>), Serviceberries (<i>Amelanchier</i> spp.), Wild Black Currant (<i>Ribes americanum</i>), Blackberry (<i>Rubus occidentalis</i>), Chokecherry (<i>Prunus virginiana</i>), Raspberry (<i>Rubus idaeus</i>)</p> <p><u>Herbaceous Layer</u> (30%): Fly Honeysuckle (<i>Lonicera canadensis</i>), Sensitive Fern (<i>Onoclea sensibilis</i>), Bracken Fern (<i>Pteridium aquilinum</i>), Lady Fern (<i>Athyrium filix-femina</i>), Oak Fern (<i>Gymnocarpium dryopteris</i>), Canada Mayflower (<i>Maianthemum canadense</i>), Rattlesnake Root (<i>Prenanthes alba</i>), Ghost Plant (<i>Monotropa uniflora</i>), Wild Sarsaparilla (<i>Aralia nudicaulis</i>), Common Speedwell (<i>Veronica officinalis</i>), Interrupted Fern (<i>Osmunda claytoniana</i>), Tall Meadowrue (<i>Thalictrum dasycarpum</i>), Starflower (<i>Trientalis borealis</i>), Bunchberry (<i>Cornus canadensis</i>), Fragrant Bedstraw (<i>Galium triflorum</i>), Black Fringed Bindweed (<i>Polygonum cilinode</i>), Cucumber-root (<i>Medeola virginiana</i>), Red Trillium (<i>Trillium erectum</i>), White Trillium (<i>Trillium grandiflorum</i>), Rose-twisted Stalk (<i>Streptopus roseus</i>), Blue Bead Lily (<i>Clintonia borealis</i>)</p>
Shrub	Moist, Coarse: Shrub	G063S	<p><u>Main Canopy</u> (5%): White Pine (<i>Pinus strobus</i>), White Cedar (<i>Thuja occidentalis</i>), Red Maple (<i>Acer rubrum</i>), White Spruce (<i>Picea glauca</i>)</p> <p><u>Sub Canopy</u> (0%):</p> <p><u>Shrub Layer</u> (95%): Raspberry (<i>Rubus idaeus</i>), Sweet Gale (<i>Myrica gale</i>), Speckled Alder (<i>Alnus incana</i> ssp. <i>rugosa</i>), Narrow-leaved Meadowsweet (<i>Spiraea alba</i>), Black Chokeberry (<i>Aronia melanocarpa</i>), Red-osier Dogwood (<i>Cornus stolonifera</i>), Highbush Cranberry (<i>Viburnum trilobum</i>)</p> <p><u>Herbaceous Layer</u> (5%): Sedges (<i>Carex</i> spp.), Lady Fern (<i>Athyrium filix-femina</i>), St. John's Wort (<i>Hypericum canadense</i>), Spotted Touch-me-not (<i>Impatiens capensis</i>)</p>
Wetland			
Marsh	Mineral Shallow Marsh	G148	<p><u>Main Canopy</u>:</p> <p><u>Sub Canopy</u>:</p> <p><u>Shrub Layer</u> (15%): Speckled Alder (<i>Alnus incana</i>), Raspberry (<i>Rubus idaeus</i>), Blackberry (<i>Rubus occidentalis</i>), Low Sweet Blueberry (<i>Vaccinium angustifolium</i>), Sweet Gale (<i>Myrica gale</i>), Narrow-leaved Meadowsweet (<i>Spiraea alba</i>), Mountain Holly (<i>Ilex mucronata</i>)</p> <p><u>Herbaceous</u> (95%): Sedges (<i>Carex</i> spp.), Ostrich Fern (<i>Matteuccia struthiopteris</i>), Interrupted Fern (<i>Osmunda claytoniana</i>), Sensitive Fern (<i>Onoclea sensibilis</i>), Lady Fern (<i>Athyria filix-femina</i>), Royal Fern (<i>Osmunda regalis</i>), Common St. John's Wort (<i>Hypericum canadense</i>), Canada Mayflower (<i>Maianthemum canadense</i>), Northern Blueflag (<i>Iris versicolor</i>), Tall Meadowrue (<i>Thalictrum pubescens</i>), Goldthread (<i>Coptis trifolia</i>), Common Strawberry (<i>Fragaria virginiana</i>), Spotted Touch-me-not (<i>Impatiens capensis</i>), Tufted Loosestrife (<i>Lysmachia thyriflora</i>), Starflower (<i>Trientalis borealis</i>), Bunchberry (<i>Cornus canadensis</i>), Haircap Moss (<i>Polytrichum</i> spp.), Sphagnum Moss (<i>Sphagnum</i> spp),</p> <p><u>Submergent</u>: ---</p> <p><u>Open Water</u> (10%)</p>

¹Classifications according to Chambers et al. 1997 (Forests), Lee et al. 1998, and modifications of the ELC for Southern ON.

Appendix 3. Assessment of Endangered and Threatened Species



Common Name ¹	Scientific Name	Step 1 (Desktop): Rationale for considering	Step 2 (Desktop): Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from aerial photography and other information sources indicate that potential habitat or communities might be present?		Step 3 (On Site): Potential and/or confirmed habitat documented during on-site assessment		Step 4: Is there potential for the species, its habitat, or ecological community to be negatively impacted by the activities that would be permissible within the AOI?
			Area of Interest (AOI)	Adjoining Lands (AL)	Area of Interest (AOI)	Adjoining Lands (AL)	
Endangered & Threatened (Provincially): status from Species at Risk in Ontario List (O Reg 230/08); updated August 2018							
Blanding's Turtle	<i>Emydoidea blandingii</i>	SAR by Geo-Township Tool (MNR) and NHIC data	YES, limited potentially-suitable habitat may be present where shoreline wetland is present.	YES, potentially-suitable wetland communities may be present in the areas adjoining to the study area.	YES, a highly-limited area of potentially-suitable habitat is present in association with a small shoreline wetland community.	YES, potentially-suitable wetland communities may be present in the areas adjoining to the study area.	YES, suitable habitat is highly-limited to areas of wetland identified within the study area; mitigation measures in the form of setbacks are discussed in the report text.
Eastern Foxsnake	<i>Pantherophis gloydi</i>	SAR by Geo-Township Tool (MNR)	YES, rock barren, wetland, and aquatic communities are present.	YES, rock barren, wetland, and aquatic communities are present.	NO, suitable habitat along the shoreline is not present. Suitable nesting objects are rare in the study area, and no suitable hibernation areas were observed.	NO, suitable habitat along the shoreline is not present. Suitable nesting objects are rare in the study area, and no suitable hibernation areas were observed.	NO, see steps 2 and 3.
Massasauga	<i>Sistrurus catenatus</i>	SAR by Geo-Township Tool (MNR) and NHIC data	YES, forest and rock barren communities are present; however, rock barren may be isolated from other areas of suitable habitat.	YES, forest and rock barren communities are present; however, rock barren may be isolated from other areas of suitable habitat.	POSSIBLE, while open rock barrens are present, they generally lack structures suitable for use as gestation habitat. Additionally, the AOI lacks suitable overwintering habitat suggesting that habitat present within the AOI would represent general habitat only.	POSSIBLE, potentially-suitable habitat may be present in areas adjoining the study area.	NO, despite an existing NHIC record for this species, significant habitat is not present within proposed areas of disturbance. Minor alteration within proposed road alignment and created lots would not be expected to adversely impact this species.
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	SAR by Geo-Township Tool (MNR)	NO, potential habitat is absent and it is very unlikely that species would move through AOI to reach areas of suitable habitat (i.e., the AOI is not situated between areas of potential habitat).	NO, potential habitat is absent and it is very unlikely that species would move through AOI to reach areas of suitable habitat (i.e., the AOI is not situated between areas of potential habitat).	NO, potential habitat is absent and it is very unlikely that species would move through AOI to reach areas of suitable habitat (i.e., the AOI is not situated between areas of potential habitat).	NO, potential habitat is absent and it is very unlikely that species would move through AOI to reach areas of suitable habitat (i.e., the AOI is not situated between areas of potential habitat).	NO.
Eastern Whip-poor-will	<i>Caprimulgus vociferus</i>	SAR by Geo-Township Tool (MNR)	YES, although somewhat limited in extent, rock barrens and other openings in forest canopy are present.	YES, natural openings in canopy could provide suitable breeding and foraging habitat.	NO, although areas with the physical characteristics necessary to function as habitat are present, these areas are not currently occupied—as determined by surveys conducted during the breeding season.	NO, although areas with the physical characteristics necessary to function as habitat are present, these areas are not currently occupied—as determined by surveys conducted during the breeding season.	NO, see step 3.
Chimney Swift	<i>Chaetura pelagica</i>	SAR by Geo-Township Tool (MNR)	YES, dark sheltered hollow vertical structures (chimneys, smoke stacks, silos, large trees with cavities and rock crevices) suitable for nesting or roosting are present.	YES, dark sheltered hollow vertical structures (chimneys, smoke stacks, silos, large trees with cavities and rock crevices) suitable for nesting or roosting are present.	NO, dark sheltered hollow vertical structures (chimneys, smoke stacks, silos, large trees with cavities and rock crevices) suitable for nesting or roosting are absent.	NO, dark sheltered hollow vertical structures (chimneys, smoke stacks, silos, large trees with cavities and rock crevices) suitable for nesting or roosting are absent.	NO, see step 3.
Barn Swallow	<i>Hirundo rustica</i>	SAR by Geo-Township Tool (MNR)	YES, man-made or natural structures suitable for nesting may be present.	YES, man-made or natural structures suitable for nesting may be present.	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.	NO, see step 3.
Bank Swallow	<i>Riparia riparia</i>	SAR by Geo-Township Tool (MNR)	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.	NO, man-made or natural structures suitable for nesting are absent.	NO, see step 3.
Eastern Small-footed Myotis	<i>Myotis leibii</i>	SAR by Geo-Township Tool (MNR)	YES, natural structures (e.g., talus slopes, rocky ridges, rock outcrops, cliff crevices, rock fields) may be present.	YES, natural structures (e.g., talus slopes, rocky ridges, rock outcrops, cliff crevices, rock fields) may be present.	NO, while open rock barrens are present, they lack suitable roosting structures.	NO, while open rock barrens are present, they are not located within a distance that would be impacted by the development proposed within the AOI.	NO, see step 3.
Little Brown Myotis	<i>Myotis lucifugus</i>	SAR by Geo-Township Tool (MNR)	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting may be present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting may be present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting are present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting are present.	YES.

¹Shaded rows denote species or communities for which negative impacts have been deemed possible.

Common Name ¹	Scientific Name	Step 1 (Desktop): Rationale for considering	Step 2 (Desktop): Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from aerial photography and other information sources indicate that potential habitat or communities might be present?		Step 3 (On Site): Potential and/or confirmed habitat documented during on-site assessment		Step 4: Is there potential for the species, its habitat, or ecological community to be negatively impacted by the activities that would be permissible within the AOI?
			Area of Interest (AOI)	Adjoining Lands (AL)	Area of Interest (AOI)	Adjoining Lands (AL)	
Northern Myotis	<i>Myotis septentrionalis</i>	SAR by Geo-Township Tool (MNR)	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting may be present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting may be present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting are present.	YES, dark sheltered hollow vertical structures (e.g., large trees with cavities or rock crevices) suitable for gestating or roosting are present.	YES.
Lake Sturgeon	<i>Acipenser fulvescens</i>	SAR by Geo-Township Tool (MNR)	NO, the AOI lacks suitable riverine spawning habitat and the shorelines fronting the AOI likely lack suitable water depths for feeding habitat for this species.	POSSIBLE, general habitat for this species in Georgian Bay is present.	NO, the AOI lacks suitable riverine spawning habitat and the shorelines fronting the AOI lacks suitable water depths for feeding habitat for this species.	NO, while general habitat for this species is present in the larger lake and spawning habitat is present in large tributaries of Georgian Bay, these features are not located within a distance that would be impacted by development proposed within the AOI.	NO, see step 3.

¹Shaded rows denote species or communities for which negative impacts have been deemed possible.

Appendix 4. Assessment of Significant Wildlife Habitat



Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Seasonal Concentration Areas of Animals			
Waterfowl Stopover and Staging Areas (Terrestrial)	<p>Fields with sheet water during Spring (mid March to May)</p> <p>Fields flooding during spring melt and run-off provide important invertebrate foraging habitat for migrating waterfowl.</p> <p>Agricultural fields with waste grains are commonly used by waterfowl, these are not considered SWH unless they have spring sheet water available.</p>	<p>These field/meadow ELC ecosites with appropriate soils and vegetation: G060-062, G077-079, G093-095, G109-111</p> <p>Plus evidence of annual spring flooding from melt water or run-off.</p>	<p>NO, the assessment area and surrounding lands do not contain fields or agricultural areas</p>
Waterfowl Stopover and Staging Areas (Aquatic)	<p>Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration.</p> <p>Sewage treatment Ponds and storm water Ponds do not qualify as a SWH, however a reservoir managed as a large wetland or pond/lake does qualify.</p> <p>These habitats have an abundance food supply (mostly aquatic invertebrates and vegetation in shallow water)</p>	<p>ELC Ecosites: G142-G152</p>	<p>NO, while the assessment area does contain frontage on Portage Lake, there is limited shallow vegetated areas and high capacity areas for benthic invertebrates.</p>
Shorebird Migratory Stopover Areas	<p>Shorelines of lakes, rivers and wetlands, including beach areas, bars and seasonally flooded, muddy and un-vegetated shoreline habitats.</p> <p>Great Lakes coastal shorelines, including groynes and other forms of armour rock lakeshores, are extremely important for migratory shorebirds in May to mid-June and early July to October.</p> <p>Sewage treatment ponds and storm water ponds do not qualify as a SWH.</p>	<p>ELC Ecosites: G005-G006, G160-G162, G170-G172, G176-G178, G186-G188, G204-G214</p>	<p>NO, while the assessment area has frontage on Portage Lake, the shoreline is well vegetated and contains moderate slopes suggesting area is unsuitable for use by shorebirds.</p>
Raptor Winter Feeding and Roosting Areas	<p>The habitat provides a combination of fields and woodlands that provide roosting, foraging and resting habitats for wintering raptors.</p> <p>Raptor wintering sites need to be > 20 ha with a combination of forest and upland.</p> <p>Least disturbed sites, idle/fallow or lightly grazed field/meadow (>15ha) with adjacent woodlands</p> <p>Field area of the habitat is to be wind swept with limited snow depth or accumulation.</p>	<p>A combination of meadow/field and forest/woodland ecosites.</p> <p>Need to have a forest ELC Ecosite: G011-G19, G023-G028, G033-G043, G048-G059, G064-G076, G081-G092, G097-G108, G133-G125 or Central Ontario FEC Ecosites ES11-ES35</p> <p>AND a meadow/field ELC Ecosite: G020-022, G029-G032, G044-G047, G060-G063, G077-080, G093-096, G109-G112</p>	<p>NO, while the assessment area contains forest/woodland ecosites, meadow/field ecosites are not present suggesting this area does not provide winter feeding and roosting areas for raptors.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Bat Hibernacula	<p>Hibernacula may be found in caves, mine shafts, underground foundations and Karsts.</p> <p>Active mine sites are not SWH.</p> <p>The locations of bat hibernacula are relatively poorly known.</p>	<p>Bat Hibernacula may be found in association with components of cliffs and rock talus in these ELC Ecosites: G158-G159, G164, G180-G181</p> <p>Or Central Ont. FEC: ES4, ES5</p> <p>Note: buildings are not considered to be SWH</p>	<p>NO, while the assessmetn area does not contain steep slopes, tock crevices, caves, and mine shafts suitable for use as hibernation sites.</p>
Bat Maternal Colonies	<p>Maternity colonies can be found in tree cavities, vegetation and often in buildings (buildings are not considered to be SWH).</p> <p>Maternity roosts are not found in caves and mines in Ontario</p> <p>Maternity colonies located in Mature (dominant trees > 80yrs old) deciduous or mixed forest stands with >10/ha large diameter (>25cm dbh) wildlife trees</p> <p>Female Bats prefer wildlife trees (snags) in early stages of decay, class 1-3 .</p> <p>Silver-haired Bats prefer older mixed or deciduous forest and form maternity colonies in tree cavities and small hollows. Older forest areas with at least 21 snags/ha are preferred.</p>	<p>Maternity colonies considered SWH are found in forested Ecosites.</p> <p>ELC Ecosites: G016-G019, G028, G040-G043, G055-G059, G070-G076, G088-G092, G103-G108, G118-G125</p> <p>or:</p> <p>Central Ontario Forest Ecosites: ES14, ES17, ES18, ES23, ES24, ES25, ES26, ES27, ES28, ES29, ES30</p>	<p>NO, while the forest community present on the subject property has the potential to contain mature trees containing snags, surveys for snags and cavity trees on-site did not document significant numbers of these features (i.e., > 10/ha).</p>
Turtle Wintering Areas	<p>-For most turtles, wintering areas are in the same general area as their core habitat. Water has to be deep enough not to freeze and have soft mud substrates.</p> <p>-Over-wintering sites are permanent water bodies, large wetlands, and bogs or fens with adequate Dissolved Oxygen</p> <p>-Man-made ponds such as sewage lagoons or storm water ponds should not be considered SWH.</p>	<p>For Snapping and Midland Painted turtles; ELC Ecosites: G128-G135 G140-G152</p> <p>For Northern Map Turtle - Open Water areas such as deeper rivers or streams and lakes with current can also be used as over-wintering habitat.</p>	<p>NO, while Portage Lake does potentially contain suitable turtle wintering areas, the nearshore habitat within the aquatic assessment area does not have deep, or highly vegetated waters used as overwintering cover.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Snake Hibernaculum	<p>-For snakes, hibernation takes place in sites located below frost lines in burrows, rock crevices and other natural or naturalized locations. The existence of features that go below frost line; such as rock piles or slopes, old stone fences, and abandoned crumbling foundations assist in identifying candidate SWH.</p> <p>-Areas of broken and fissured rock are particularly valuable since they provide access to subterranean sites below the frost line</p> <p>-Wetlands can also be important over-wintering habitat in conifer or shrub swamps and swales, poor fens, or depressions in bedrock terrain with sparse trees or shrubs with sphagnum moss or sedge hummock ground cover.</p> <p>-Five-lined skink prefer mixed forests with rock outcrop openings providing cover rock overlaying granite bedrock with fissures.</p>	<p>For all snakes, habitat may be found in any forested ecosite in central Ontario other than very wet ones. Talus, Rock Barren, Crevice and Cave, and Alvar sites may be directly related to these habitats.</p> <p>The existence of rock piles or slopes, stone fences, and crumbling foundations assist in identifying candidate SWH.</p> <p>For Five-lined Skink; Central Ontario Forest Ecosites: ES14.2, ES17 – ES20, ES23 – ES30 Or; ELC Ecosites: G056-G059 G070-G076 G087-G092 G103-G108 G118-G125</p>	<p>NO, while the assessment area contains steep slopes, it lacks piles of loose rock and areas of rock crevices that may provide suitable hibernation habitat for snakes.</p>
Colonially - Nesting Bird Breeding Habitat (Bank and Cliff)	<p>-Any site or areas with exposed soil banks, sandy hills, borrow pits, steep slopes, and sand piles that are undisturbed or naturally eroding that is not a licensed/permitted aggregate area.</p> <p>-Does not include man-made structures (bridges or buildings) or recently (2 years) disturbed soil areas, such as berms, embankments, soil or aggregate stockpiles.</p> <p>-Does not include a licensed/permitted Mineral Aggregate Operation.</p>	<p>Eroding banks, sandy hills, borrow pits, steep slopes, sand piles, cliff faces, bridge abutments, silos, barns.</p> <p>Habitat found in the following ELC Ecosites: G001-G004 G007-G008 G020-G021 G029-G031 G044-G046 G060-G062 G077-G079 G093-G095 G109-G111 G173-G175 G201-G203 G210-G212</p>	<p>NO, while the assessment area and adjacent lands contain steep slopes, these areas are forested and do not provide opportunities for bank and cliff nesting avian species.</p>
Colonially - Nesting Bird Breeding Habitat (Tree/Shrubs)	<p>-Nests in live or dead standing trees in wetlands, lakes, islands, and peninsulas. Shrubs and occasionally emergent vegetation may also be used.</p> <p>-Most nests in trees are 11 to 15 m from ground, near the top of the tree.</p>	<p>ELC Ecosites: G064-G076 G081-G092 G097-G108 G113-G125 G128-G136</p> <p>Central Ontario Forest Ecosites: ES11.2 ES12.2 ES13.2 ES14.2 ES15.2 ES16.2 ES17.2 ES18.2 ES19.2 ES20.2 ES21.2 ES23.2 ES24.2 ES25.2 ES26.2 ES27.2 ES28.2 ES29.2 ES30.2 ES31 ES32 ES33 ES34 ES35</p>	<p>NO, no large stick nests were identified during on site assessments.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Colonially - Nesting Bird Breeding Habitat (Ground)	<p>-Nesting colonies of gulls and terns are on islands or peninsulas (natural or artificial) associated with open water, marshy areas, lake or large river (two-lined on a 1:50,000 NTS map).</p> <p>-Brewers Blackbird colonies are found loosely on the ground in or in low bushes in close proximity to streams and irrigation ditches within farmlands.</p>	<p>Any rocky island or peninsula (natural or artificial) within a lake or large river (two-lined on a 1:50,000 NTS map).</p> <p>Close proximity to watercourses in open fields or pastures with scattered trees or shrubs (Brewer’s Blackbird) G001-G004 G007-G008 G020-G021 G029-G031 G044-G046 G060-G062 G077-G079 G093-G095 G109-G111 G142-G145</p>	<p>NO, while on-site assessments were not completed during the breeding bird season, no evidence of colonial nesting was documented in the assessment area or adjacent lands, and suitable habitat is limited.</p>
Deer Yarding Areas	<p>-Deer wintering areas or winter concentration areas (yards) are areas deer move to in response to the onset of winter snow and cold. This is a behavioural response and deer will establish traditional use areas. The yard is composed of two areas referred to as Stratum I and Stratum II. Stratum II covers the entire winter yard area and is usually a mixed or deciduous forest with plenty of browse available for food. Agricultural lands can also be included in this area. Deer move to these areas in early winter and generally, when snow depths reach 20 cm, most of the deer will have moved here. If the snow is light and fluffy, deer may continue to use this area until 30 cm snow depth. In mild winters, deer may remain in the Stratum II area the entire winter.</p> <p>-The Core of a deer yard (Stratum I) is located within Stratum II and is critical for deer survival in areas where winters become severe. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%.</p> <p>-OMNRF determines deer yards following methods outlined in “Selected Wildlife and Habitat Features: Inventory Manual”.</p> <p>-Woodlots with high densities of deer due to artificial feeding are not significant.</p>	<p>May be found in all Tall Treed forest and swamp ELC Ecosites; G12-G15 G23-G27 G33-G38 G48-G54 G64-G69 G81-G87 G97-G103 G113-G118 G128-G129</p> <p>Central Ontario Forest Ecosites: ES11 ES14 ES16 ES18 ES20 ES21 ES22 ES27 ES28 ES30 ES31 ES32 ES33 ES34</p> <p>Note: OMNRF to determine this habitat.</p>	<p>NO, there is a lack of high prevalence of hardwood trees and suitable browse in the assessment area.</p>
Rare Vegetation Communities			
Beach / Beach Ridge / Bar / Sand Dunes	<p>Vegetation can vary from patchy and barren to tree cover but less than 60%. Characterised by unstable sand.</p> <p>Indicator Spp. Marram Grass (<i>Ammophila breviligulata</i>), Beach Pea (<i>Lathyrus japonicus</i>)</p>	<p>Central Ontario FEC: ES1, ES2 ELC Ecosites: G005-G006, G166-G168, G182-G184, G213-G214</p>	<p>NO, communities characterized by unstable sand with less than 60% vegetation cover were identified on the assessment area or adjacent lands.</p>
Shallow Atlantic Coastal Marsh	<p>Shallow marsh occurs on shallow mineral (sand) or mineral organic (sandy peat) shoreline subject to low wave energy, on inland lakes and beaver ponds particularly those that experience fluctuating water levels from year to year (i.e. some years with exposed shorelines in summer /fall).</p> <p>Indicator Spp.: Virginia Meadowbeauty (<i>Rhexia virginica</i>)</p> <p>Other Associated Spp: <i>Rhynchospora capitellata</i>, <i>Xyris difformis</i>, <i>Panicum spretum</i>, <i>Triadenum virginicum</i>, <i>Polygonum careyi</i> and <i>Juncus militaris</i>.</p>	<p>ELC Ecosites: G143-G145, G148-G152</p>	<p>NO, while the assessment area includes frontage on a lake; however, no indicator or associated species were documented during on-site investigations.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Cliffs and Talus Slopes	<p>Vegetation can vary from patchy and barren to tree cover but less than 60%.</p> <p>Cliffs and talus slopes in 5E are primarily Precambrian rock and are typically sparsely vegetated.</p> <p>Characteristic flora for cliffs and talus slopes include: lichen, such as Rock Tripe <i>Umbilicaria</i> spp., and ferns <i>Polypodium virginianum</i>, <i>Cystopteris fragilis</i> and <i>Woodsia ilvensis</i>, <i>Cryptogramma stelleri</i>, <i>Woodsia alpina</i>, and <i>Saxifraga paniculata</i>.</p>	<p>ELC Ecosites: G158-G159, G166-G168, G173, G175, G182-G184, G201-G203</p>	<p>NO, the assessment area does not contain cliffs.</p>
Rock Barren	<p>Vegetation can vary from patchy and barren to tree cover but less than 60%. Rock barrens are characterized by extensive areas of exposed granitic rock bedrock sparsely vegetated.</p> <p>Characteristic flora for Rock Barrens include: lichens <i>Cladina</i> spp. and mosses <i>Polytrichum</i> spp.), sparse grasslands of <i>Danthonia spicata</i> and <i>Deschampsia flexuosa</i>, low shrubs (<i>Juniperus communis</i>, <i>Vaccinium angustifolium</i>, <i>Comptonia peregrina</i>, and stunted open grown trees <i>Quercus alba</i>, <i>Quercus rubra</i> and <i>Pinus strobus</i>. Also, <i>Pteridium aquilinum</i>, <i>Aralia hispida</i>, <i>Spiranthes casei</i>, <i>Saxifraga virginensis</i>, <i>Gaylussacia baccata</i>, <i>Corydalis sempervirens</i>, <i>Prunus pensylvanica</i>, and <i>Comandra umbellata</i>.</p>	<p>ELC Ecosites: G163-G165, G179-G181</p> <p>Central Ontario Forest Ecosites: ES8</p>	<p>NO. While rock barren ecosites are present on site, they do not meet the minimum area threshold of 1 ha. Not SWH.</p>
Sand Barren	<p>Sand Barrens typically are exposed sand, generally sparsely vegetated and caused by lack of moisture, periodic fires and erosion. They have little or no soil and the underlying rock protrudes through the surface. Usually located within other types of natural habitat such as forest or savannah. Vegetation can vary from patchy and barren to tree covered but less than 60%.</p> <p>Characteristic plant species of sand barrens in 5E include: <i>Cladina</i> spp., <i>Carex houghtoniana</i>, <i>Carex merrittfernaldii</i>, <i>Comptonia peregrina</i>, <i>Rubus flagellaris</i>, <i>Selaginella rupestris</i>, and <i>Viola labradorica</i>, <i>Polygonella articulata</i>, and <i>Stipa spartea</i>.</p>	<p>ELC Ecosites: G007, G215</p> <p>Central Ontario Forest Ecosite: ES10</p>	<p>NO, communities characterized by exposed sand were not documented in the assessment area or adjacent lands.</p>
Alvar	<p>An alvar is typically a level, mostly unfractured calcareous bedrock feature with a mosaic of rock pavements and bedrock overlain by a thin veneer of soil. The hydrology of alvars may be complex, with alternating periods of inundation and drought. Vegetation cover varies from sparse lichen-moss associations to grasslands and shrublands and comprising a number of characteristic or indicator plant. Undisturbed alvars can be phyto- and zoogeographically diverse, supporting many uncommon or are relict plant and animals species. Vegetation cover varies from patchy to barren with a less than 60% tree cover.</p> <p>5E Alvar Plant Indicator species: <i>Penstemon hirsutus</i>, <i>Panicum philadelphicum</i>, <i>Scutellaria parvula</i>, <i>Rhus aromatica</i>, <i>Monarda fistulosa</i>, <i>Senecio pauperculus</i>.</p>	<p>Southern Ontario ELC Ecosites: ALO1, ALS1, ALT1, FOC1, FOC2, CUM2, CUS2, CUT2-1, CUW2</p> <p>Central Ontario Forest Ecosites on very shallow soils: ES13.1, ES14.1, ES16.1, ES21.1, ES9</p>	<p>NO, alvar communities were not documented in the assessment area or adjacent lands.</p>

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Old Growth Forest	Old Growth forests are characterized by exhibiting the greatest number of old-growth characteristics, such as mature forest with large trees that has been undisturbed. Heavy mortality or turnover of overstorey trees resulting in a mosaic of gaps that encourage development of a multi-layered canopy and an abundance of snags and downed woody debris.	Long-lived forest spp. within these Central Ontario Forest Ecosites: ES11, ES12, ES14, ES20, ES21, ES22, ES23, ES24, ES25, ES26, ES27 ES28 ES29 ES30 or ELC Ecosites: G011-G15, G017-G018, G023, G027, G033, G036, G039-G042, G048, G051, G054-G058, G064, G066, G069, G071-G075, G081, G084, G087, G089-G091, G103, G105-G107, G113, G115, G118, G120-G124.	NO , based on a review of available background documentation, old growth forest communities were not present on the assessment area. This was supported by conditions documented during on-site review (i.e., trees observed were of insufficient size).
Bog	Bogs are nutrientpoor, acid peatlands dominated by peat mosses (<i>Sphagnum</i> sp.), ericaceous shrubs and sedges (<i>Cyperaceae</i>). The water table is at or near the surface in spring and slightly lower the remainder of the year and is vitually isolated from mineral soil waters.	ELC Ecosites: G126, G137-G138	NO , communities characterised by nutrient poor peatlands with a high water table were absent from the assessment area and adjacent lands.
Tallgrass Prairie	Tallgrass Prairie is an open vegetation with less than < 25% tree cover, and dominated by prairie species, including grasses. Indicator Spp. <i>Andropogon gerardii</i> and <i>Spartina pectinata</i> Characteristic Spp. <i>Bromus kalmii</i> , <i>Ceanothus herbaceus</i> , <i>Lechea intermedia</i> , <i>Monarda fistulosa</i> , <i>Penstemon hirsutus</i> , <i>Polygala polygama</i> , <i>Rudbeckia hirta</i> , <i>Sorghastrum nutans</i> , <i>Viola fimbriatula</i> .	Southern ELC Ecosites: TPO1, TPO2 Central Ontario Ecosite: ES10	NO , communities dominated by prairie species with less than 25% tree cover were not documented in the assessment area or adjacent lands.
Savannah	A Savannah is related to tallgrass prairie, but includes trees, which vary from 25 – 60% canopy cover. The open areas between the trees are dominated by prairie species, while forest species are found beneath the tree canopy.	Southern ELC Ecosites: TPS1, TPS2, TPW1, TPW2, CUS2	NO , communities dominated by prairie species were not documented in the assessment area or adjacent lands.
Rare Forest Type - Red Spruce	Red Spruce is a valued wildlife cover tree. Historically red spruce was much more abundant then it is now within the Ecoregion 5e forests. Red spruce is a shade tolerant conifer that evolved within tolerant hardwood forests. Red spruce grows best in a cool, moist climate. It will grow in shallow, till soils (ave. of 46 cm) and may grow on sites unfavourable for other species such as organic soils over rock, steeper slopes, and wet bottomlands, although poorly drained sites will inhibit growth.	ELC Ecosites: G036, G051, G066, G084, G086, G100, G102, G116, G117 Central Ontario Forest Ecosites: ES 30.1, ES 30.2	NO , Red Spruce were not documented in the assessment area.
Rare Forest Type - White Oak	White oak is a valued wildlife mast producing tree. The mast produced by the white oak tree is often preferred over the more common red oak acorn. Forest stands containing white oak trees are uncommon in the Great Lakes St. Lawrence Forest.	ELC Ecosites: G017, G041, G057, G072, G090, G106, G121 Central Ont. FEC: ES 14.1, ES14.2	NO , White Oak were not documented in the assessment area.

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Specialized Habitats for Wildlife			
Waterfowl Nesting Area	<p>A waterfowl nesting area extends 120 m from a wetland (> 0.5 ha) or a cluster of 3 or more small (<0.5 ha) wetlands within 120 m of each individual wetland where waterfowl nesting is known to occur.</p> <p>Upland areas should be at least 120 m wide so that predators such as racoons, skunks, and foxes have difficulty finding nests.</p> <p>Wood Ducks, Bufflehead, Common Goldeneye and Hooded Mergansers utilize large diameter trees (>40cm dbh) in woodlands for cavity nest sites.</p>	<p>All upland habitats located adjacent to these wetland ELC Ecosites are Candidate SWH: G129-G135, G142-G152 Note: includes adjacency to provincially Significant Wetlands</p>	<p>NO, wetland communities in the assessment area are too small to support large numbers of nesting waterfowl.</p>
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	<p>Nests are associated with lakes, ponds, rivers or wetlands along forested shorelines, islands, or on structures over water.</p> <p>Osprey nests are usually at the top a tree whereas Bald Eagle nests are typically in super canopy trees in a notch within the tree’s canopy.</p> <p>Nests located on man-made objects are not to be included as SWH (e.g. telephone poles and constructed nesting platforms).</p>	<p>Forest communities directly adjacent to riparian areas – rivers, lakes, ponds and wetlands</p>	<p>NO, stick nests were not documented in the assessment area or along the shoreline of adjacent lands</p>
Woodland Raptor Nesting Habitat	<p>All natural or conifer plantation woodland/forest stands.</p> <p>Stick nests found in a variety of intermediate-aged to mature conifer, deciduous or mixed forests within tops or crotches of trees. Species such as Merlin or Coopers hawk nest along forest edges sometimes on peninsulas or small off-shore islands.</p> <p>Includes nest sites within tree cavities for Barred Owl and sometime Great Horned Owls and Merlin.</p> <p>In disturbed sites, nests may be used again, or a new nest will be in close proximity to old nest.</p>	<p>May be found in all forested ELC Ecosites in Community Class: TR May also be found in the forested swamp ELC Ecosites: G128-G133</p>	<p>YES. A Great Horned Owl and fledglings were observed in the assessment area.</p>
Turtle and Lizard Nesting Areas	<p>Best nesting habitat for turtles are close to water and away from roads and sites less prone to loss of eggs by predation from skunks, raccoons or other animals.</p> <p>For an area to function as a turtle nesting area, it must provide sand and gravel that turtles are able to dig in and are located in open, sunny areas. Nesting areas on the sides of municipal or provincial road embankments and shoulders are not SWH.</p> <p>Sand and gravel beaches adjacent to undisturbed shallow weedy areas of marshes, lakes, and rivers are most frequently used.</p> <p>Skinks will nest under logs, in stumps or under loose rock in partially wooded areas.</p>	<p>Turtle Nesting areas may be adjacent to these ELC Ecosites: G138, G140-149 For Five-lined Skink - Central Ontario Forest Ecosites: ES14.2, ES17–ES20, ES23–ES30 or; ELC Ecosites: G056-G059, G070-G076, G087-G092, G103-G108, G118-G125</p>	<p>NO, the assessment area does not contain features that are suitable to function as nesting habitat for turtles. Open areas containing sand or gravel suitable for excavation of nests are absent as well. While the property does contain numerous stumps and logs, these are located within the forest community that lacks sufficient openenings in the canopy to provide areas suitable for use by lizards for nesting.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Seeps and Springs	Seeps/Springs are areas where ground water comes to the surface. Often they are found within headwater areas within forested habitats. Any forested Ecosite within the headwater areas of a stream could have seeps/springs.	Any forested area (with <25% meadow/field/pasture) within the headwaters of a stream or river system. Seeps and springs are important feeding and drinking areas especially in the winter will typically support a variety of plant and animal species.	NO , areas of groundwater upwellings were not documented in the assessment area.
Aquatic Feeding Habitat	MNRF maps these location on Crown land and rates the site on a scale of 0 – 4, with 4 being the best. Feeding sites classed 3 or 4 are potential/candidate significant. Where Moose Aquatic Feeding Areas (MAFA) habitat is in low supply, class 2 MAFA habitat could also be considered potential/candidate significant. Wetlands and isolated embayments in rivers or lakes which provide an abundance of submerged aquatic vegetation such as pondweeds, water milfoil and yellow water lily are preferred sites. Adjacent stands of lowland conifer or mixed woods will provide cover and shade.	Habitat may be found in all forested ecosites adjacent to water.	NO , while the assessment area does contain frontage on Portage Lake, no large wetlands or isolated embayments containing submerged aquatic vegetation were documented.
Mineral Lick	This habitat component is found in upwelling groundwater and the soil around these seepage areas. It typically occurs in areas of sedimentary and volcanic bedrock. In areas of granitic bedrock, the site is usually overlain with calcareous glacial till.	Habitat may be found in all forested ecosites.	NO , groundwater upwellings or seepage areas were not identified within the assessment area which suggests that mineral licks are absent as well.
Denning Sites and Mink, Otter, Martin, Fisher, and Eastern Wolf	Mink prefer shorelines dominated by coniferous or mixed forests with dens usually underground. Mink will sometimes use old muskrat lodges. Otters prefer undisturbed shorelines along water bodies that support productive fish populations with abundant shrubby vegetation and downed woody debris for denning. They often use old beaver lodges or log jams and crevices in rock piles. Marten and fisher share the same general habitat, requiring large tracts of coniferous or mixed forests of mature or older age classes. Denning sites are often in cavities in large trees or under large downed woody debris.	Habitat may be found in all forested ecosites.	NO , features potentially functioning as denning sites were not documented in the assessment area; no dens or excavated areas were documented. There is a low likelihood that the assessment area functions as denning habitat for these species.
Amphibian Breeding Habitat (Woodland)	Presence of a wetland or pond >500 m ² (about 25 m diameter) within or adjacent (within 120m) to a woodland (no minimum size). The wetland, lake or pond and surrounding forest, would be the Candidate SWH. Some small wetlands may not be mapped and may be important breeding pools for amphibians. Breeding ponds within the woodland or the shortest distance from forest habitat are more significant because of reduced risk to migrating amphibians and more likely to be used. Woodlands with permanent ponds or those containing water in most years until mid-July are more likely to be used as breeding habitat.	All forested, ELC Ecosites; The wetland breeding ponds (including vernal pools) may be permanent, seasonal, ephemeral, large or small in size and could be located within or adjacent to the woodland.	POSSIBLE , suitable wetlands adjacent to woodland habitat are present in the assessment area. Amphibian surveys were not conducted.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Amphibian Breeding Habitat (Wetlands)	<p>Wetlands and pools (including vernal pools) >500 m² (about 25 m diameter), supporting high species diversity are significant; some small or ephemeral habitats may not be identified on MNR mapping and could be important amphibian breeding habitats.</p> <p>Presence of shrubs and logs increase significance of pond for some amphibian species because of available structure for calling, foraging, escape and concealment from predators.</p> <p>Bullfrogs require permanent water bodies with abundant emergent vegetation.</p>	<p>ELC Ecosites: G129-G135,G142-G152</p> <p>Typically these wetland ecosites will be isolated (>120 m) from woodland ecosites, however larger wetlands containing predominantly aquatic species (e.g., Bull Frog) may be adjacent to woodlands.</p>	<p>NO, wetland communities isolated from woodland ecosites are not present.</p>
Mast Producing Areas	<p>Most important areas are mature forests >0.5 ha containing numerous large beech and red oak trees that supply the energy-rich mast that wildlife prefer.</p> <p>Other significant tree species include hickory, basswood, black cherry, ironwood, mountain ash, pin cherry, and butternut. Significant shrub species include blueberries, wild black berry, serviceberry, raspberry, beaked hazel, choke cherry and hawthorn.</p> <p>Sites providing long-term, relatively stable food supplies, forest openings or barrens >1 ha provide excellent sites for mast producing shrubs. Sites such as clear-cuts or burns are temporary source of food and are less significant.</p>	<p>ELC Ecosites: G015, G017, G019, G027-G028, G041-G043, G057, G059, G072, G090, G106, G108, G121,</p> <p>Central Ontario Forest Ecosites: ES14, ES17.1, ES23, ES24, ES25, ES26</p>	<p>NO, significant concentrations of mast-producing species are not present.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Habitat for Species of Conservation Concern (not including Endangered or Threatened Species)			
Marsh Bird Breeding Habitat	<p>Nesting occurs in wetlands.</p> <p>All wetland habitat is to be considered as long as there is shallow water with emergent aquatic vegetation present.</p> <p>For Green Heron, habitat is at the edge of water such as sluggish streams, ponds and marshes sheltered by shrubs and trees. Less frequently, it may be found in upland shrubs or forest a considerable distance from water.</p>	<p>ELC Ecosites: G138-G152</p> <p>For Green Heron: above Ecosites plus G129-G136.</p>	<p>POSSIBLE, there are wetlands with emergent vegetation in the assessment area.</p>
Open Country Bird Breeding Habitat	<p>Large grassland areas (includes natural and cultural fields and meadows) >30 ha Grasslands not Class 1 or 2 agricultural lands, and not being actively used for farming (i.e., no row cropping or intensive hay or livestock pasturing in the last 5 years).</p> <p>Grassland sites considered significant should have a history of longevity, either abandoned fields, mature hayfields and pasturelands that are at least 5 years or older.</p> <p>The Indicator bird species are area sensitive requiring larger grassland areas than the common grassland species.</p>	<p>ELC Ecosites: G008-G009, G020-G021, G029-G031, G044-G046, G060-G062, G077-G079, G093-G095, G109-G111</p>	<p>NO, open grassland areas such as natural or cultivated fields are not present in the assessment area.</p>
Shrub/Early Successional Bird Breeding Habitat	<p>Large field areas succeeding to shrub and thicket habitats >30 ha in size. Shrub land or early successional fields, not class 1 or 2 agricultural lands, not being actively used for farming (i.e., no row-cropping, haying or livestock pasturing in the last 5 years).</p> <p>Larger shrub thicket habitats (>30 ha) are most likely to support and sustain a diversity of these species.</p> <p>Shrub and thicket habitat sites considered significant should have a history of longevity, either abandoned fields or lightly grazed pasturelands.</p>	<p>ELC Ecosites: G009-G010, G021-G022, G031-G032, G046-G047, G062-G063, G079-G080, G095-G096, G111-G112, G134-G135</p> <p>Patches of shrub ecosites can be complexed into a larger habitat for some bird species.</p>	<p>NO, the assessment area does not contain, nor is it adjacent to, large field communities that are succeeding into shrub and thicket habitats.</p>
Special Concern and Rare Wildlife Species	<p>All Special Concern and Provincially Rare (S1-S3, SH) plant and animal species.</p> <p>All plant and animal element occurrences (EO) within a 1 or 10 km grid.</p> <p>Older element occurrences were recorded prior to GPS being available, therefore location information may lack accuracy</p>	<p>When an element occurrence is identified within a 1 or 10 km grid for a Special Concern or Provincially Rare species; linking candidate habitat on the site needs to be completed to ELC Ecosites</p>	<p>YES, While no species were observed during site investigations, potential habitat is present for one or more special concern or rare wildlife species.</p>
Animal Movement Corridors			

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Ecoregion 5E	Candidate Significant Wildlife Habitat*	ELC Ecosites	Do site-specific attributes (e.g., ecological system and landscape configuration) assessed from available information sources and on-site assessment indicate that candidate SHW might be present?
Amphibian Movement Corridors	<p>Corridors may be found in all ecosites associated with water.</p> <p>Corridors will be determined based on identifying the significant breeding habitat</p>	<p>Movement corridors between breeding habitat and summer habitat.</p> <p>Movement corridors must be determined when Amphibian breeding habitat is confirmed as SWH from Amphibian Breeding Habitat –Wetland (see above)</p>	<p>NO, given that breeding habitat was not identified on or adjacent to the assessment area, there is a low likelihood that the assessment area contains significant movement corridors for amphibians.</p>
Cervid Movement Corridors	<p>Movement corridor must be determined when Deer Wintering Habitat is confirmed as SWH (see above), Moose Aquatic Feeding Area, or Mineral Lick Habitat are identified.</p> <p>A deer wintering habitat identified by the OMNRF as SWH will have corridors that the deer use during fall migration and spring dispersion.</p> <p>Corridors typically follow riparian areas, woodlots, areas of physical geography (ravines, or ridges).</p> <p>Corridors will be multifunctional (i.e., these will function for any smaller mammal species as well).</p>	<p>Corridors may be found in all forested ecosites.</p>	<p>NO, there are no significant cervid habitat features, landscape funnels or isolated woodlot corridors in the assessment area.</p>
Furbearer Movement Corridor	<p>Mink and Otter den sites are typically found within a riparian area of a lake, river, stream or wetland. The den site will potentially have a movement corridor associated with it.</p> <p>All Mink or Otter den sites identified under the habitat of Denning Sites for Mink, Otter, Marten Fisher and Eastern Wolf (see above) are to be considered for an animal movement corridor.</p>	<p>All Forested Ecosite Codes adjacent to or within shoreline habitats.</p>	<p>NO, denning sites for furbearers were not identified through on-site investigations.</p>

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

Appendix 5. Fish Habitat and Watercourse Assessment

Appendix 5 – Fish Habitat and Watercourse Assessment

RiverStone undertook a Fish Habitat Assessment (FHA) and watercourse assessment on a portion of the study area identified as significant by the township (hereafter the “aquatic assessment area”). The aquatic assessment area includes approximately 91 m of shoreline frontage on Portage Lake that was identified as Type 1 Fish Habitat by MNRF, as well as a watercourse (hereafter the “stream”) where it coincides with the lot identified as “Lot 6” on the Site Plan and where it intersects the proposed road upgrades.

Classification Type	Fish Habitat Description
Type 1	Habitats have high productive capacity, are rare, in space and/or time, are highly sensitive to development, or have a critical role in sustaining fisheries (e.g., spawning and nursery areas for some species, and ground water discharge areas for summer and/or winter thermal refuges).
Type 2	Habitats are moderately sensitive to development and, although important to the fish population, are not considered critical (e.g., feeding areas and open water habitats of lakes).
Type 3	Habitats have low productive capacity or are highly degraded, and do not currently contribute directly to fish productivity. They often have the potential to be improved significantly (e.g., a portion of a waterbody, a channelized stream that has been highly altered physically).

Shoreline Fish Habitat Assessment

The majority of the nearshore area designated as Type 1 habitat by MNRF mapping is characterized by medium sandy substrate with a sparse organic leaf litter layer. Depths were recorded at less than 1 m throughout, except for the outlet of the stream, where depth reached approximately 1 m. Water temperature measured within the nearshore area was recorded at 22°C. Natural overhanging vegetation was present along the shoreline however, submerged woody debris was scarce, with only four small logs and a small collection of sticks/branches recorded in the entire nearshore area. Aquatic vegetation was largely absent from the western portion of the shoreline aquatic assessment area and was sparse throughout. A small pocket of Yellow Pond Lily (*Nuphar variegatum*) surrounded by Tape Grass (*Vallisneria* sp.) was present on the eastern portion. At the stream outlet, Starweed (*Callitriche* sp.), Pondweeds (*Potamogeton* spp.), Pickerelweed (*Pontederia cordata*) and Blue Flag Iris (*Iris versicolor*) formed a narrow finger of emergent vegetation attached to a marsh that bounded the stream outlet. Several mollusc shells and a Dragonhunter (*Hagenius brevistylus*) exuvia were observed in the water and along the shoreline.

The total area of shallow marsh adjacent to the shoreline and stream was 1300 m². Surface connectivity of the marsh to the open waters of the lake and stream was sufficient spring to facilitate the passage of fish between open water and the vegetated marsh habitat. As such, this area is considered potential spawning habitat for one of the major fish species known to occur in Portage Lake, the Northern Pike (*Esox lucius*), and should be considered Type 1 Fish Habitat. The remainder of the shoreline aquatic assessment area, however, does not contain features that

Appendix 5 – Fish Habitat and Watercourse Assessment

would be considered of high productive capacity, or important to fish during all or part of the life cycle of fish species known to occur in the lake. As such, RiverStone identifies this area as Type 2 Fish Habitat.

Watercourse Assessment

A total of twelve (12) points were surveyed along the stream within the aquatic assessment area. Each of these points coincided with a feature or point where some change within the reach surveyed was noted. At the confluence between the Portage Lake and watercourse a backwater area with a shallow marsh was noted (mark 0 m). At approximately 28 m, the stream diverges into two separate channels.

Western Watercourse

Point 1

This point was set at about 10 m upstream on the western stream branch, within the marsh described above. Substrate was organic muck over mineral. Wetted and bankfull widths were equal at 335 cm owing to vertical banks on either side. The width of the marsh plus stream was 1050 cm. Depth was approximately 80 cm, and water temperature was 18.5°C. There was no visible current and in-water visibility was nil. Overhanging herb and forb cover was abundant from the surrounding marsh.

Point 2

This point was set at 45 m upstream on the western stream branch. Substrate was sand and muck over bedrock. Banks were vertical and wetted and bankfull width was 43 cm. Depth was 23 cm. Invertebrates and snail shells were observed on the substrate. Vegetation from the banks was overhanging approximately 80% of the channel.

Point 3

This point was set at 60 m upstream on the western stream branch. The channel and banks of the stream were uneven bedrock. There was a vertical bedrock shelf 65 cm in height (bedrock-bedrock). Water depth over bedrock at the base of the shelf was 18 cm. This feature presents a barrier to upstream fish passage. A second shallow and short cascade over bedrock was present approximately 8 m above the shelf.

Point 4

This point was set at 100 m upstream on the western stream branch. The channel and bank substrates were uneven bedrock and rubble. This point was at the base of a cascade approximately 20 m in length, with shallow water running over stone and boulders. Gravel substrate had collected in pockets between stones at the base of the cascade. Stones were overturned in search of benthic; none were found. The wetted width was 135 cm, and the bankfull width was 200 cm. Velocity was measured at 0.5 m/s.

Appendix 5 – Fish Habitat and Watercourse Assessment

Point 5

This point was set at 135 m upstream on the western stream branch. There was a near vertical bedrock and stone shelf with a 1 m vertical rise above a pool with a depth of 19 cm. This feature is a likely barrier to upstream fish passage.

Point 6

This point was set where the western stream crosses the existing trail, with flows currently conveyed through dual CSP culverts, approximately 200 m upstream from the lake. The western branch ran under the road via dual corrugated metal culverts at this location. Measurements were taken at the culverts and at 10 m up and downstream.

Ten meters downstream from the road, the substrate was stone and bedrock. Pockets of sand were observed in pool. Wetted width was 260 cm and bankfull width was 290 cm. Depth ranged from 1 cm to 10 cm. Velocity was measured at 0.5 m/s. No benthic invertebrates were located under stones or in the substrate.

The CSP culverts are 40 cm diameter. The eastern culvert had been partially crushed. Water depths at the outlets to the culverts were less than 1 cm on the west, and 5 cm on the east. Small-medium stones lined the bottoms of both culverts for their length. The road was 410 cm wide above the culverts.

At 10 m upstream from the road, old railway ties obstructed the flow of water so that a pool had developed and water was forced to flow around the eastern edge. Sand had accumulated at the base of the pool, which was approximately 23 cm in depth.

Point 7

This point was set at the inlet of the western stream branch from a shallow marsh wetland located 220 m upstream. A short section of pools and riffles ran over bedrock and stone. Maximum depth in the pools was 20 cm. Wetted width was 137 cm and bankfull width was 239 cm. No invertebrates were observed. Water velocity was 0.5 m/s.

Eastern Watercourse

Point 8

This point was set at 65 m upstream from the confluence of with the lake on the eastern branch of the watercourse. The stream flows over a flat bedrock, becoming less than 1 cm deep. Moss was growing on exposed sections of bedrock mid-stream. Wetted width and bankfull width were measured at 95 cm.

Point 9

This point was set at 100 m upstream where water cascaded over a defined bedrock channel with ridges and protrusions evident on a steady downstream decline. Some tree roots and woody debris provided in water structure. Wetted width was 40 cm and water depth was 8 cm at the base of the cascade. No bankfull width was evident on bedrock.

Appendix 5 – Fish Habitat and Watercourse Assessment

Point 10 -GPS location not available

This point was set at 130 m upstream where the stream bed again consists of primarily smooth bedrock. A clump of small-diameter trees was growing across the shallow streambed, their root mass created a redistribution of water flow. The root barrier was approximately 20 cm, however, the width of the root mass caused additional isolation of flow totalling about 1 m horizontal distance.

Point 11- GPS location not available

This point was located 160 m upstream, with substrates consisting of uneven bedrock that created several small vertical or near-vertical cascades. Vertical distances from base to top of bedrock ranged from 10 cm – 25 cm, and water depth in pools ranged from 7 cm – 15 cm. Wetted width was 48 cm and bankfull width was 59 cm. No benthic invertebrates were observed.

Point 12

This point was located at the intersection of the eastern stream branch with the road, 220 m upstream. A bridge constructed of metal framing and railroad ties passes over the stream here. Measurements were taken at the bridge, as well as 10 m up and downstream.

At 10 m downstream from the road, the stream flows over sand and stone substrate. Organic matter from the surrounding forest was present in the stream bed. Velocity was measured at 0.5 m/s. Wetted width was 85 cm and bankfull width was 100 cm. Downed woody debris was evident in the channel creating several small cascades. Water depth was 35 cm. Some overhanging ferns provided shade to the western bank. Stones were overturned in search of vertebrates; none were found.

At the bridge, wetted and bankfull width was 260 cm. Substrate was sand and muck with a layer of organic matter. The bridge was in poor repair, and railroad ties had fallen into the water. Water depth was 60 cm below the bridge. Several medium-sized rocks were scattered across the bed, they were overturned in search of invertebrates. None were observed.

At 10 m downstream from the road, the stream bed consisted of sand substrate with a top layer of organic matter. Wetted width was 53 cm and bankfull width was 76 cm. Downed woody debris and a small boulder created a small barrier with a vertical height above water of 25 cm. The water depth below this shelf was 11 cm. This feature likely represents a barrier to fish passage.

Conclusion

Both branches of the watercourse show some characteristics of a permanent stream, that most likely experiences dry periods during the mid summer months. Benthic invertebrates were only found in the lower reaches, suggesting longer dry periods are likely experienced closer to the proposed road. The watercourse provides direct fish habitat at its confluence with Portage Lake to a point approximately 50 m upstream. This reach provides the heavy vegetative cover that is preferred as spawning habitat by several species of fish. Upstream from this initial reach, where bedrock becomes the dominant substrate, water depths become shallow, and obstructions become more common, upstream travel becomes increasingly difficult and habitat less suitable.

Appendix 5 – Fish Habitat and Watercourse Assessment

for most fish species. Based on these observations, this watercourse (eastern/western branch) is best described as indirect fish habitat in the upper reaches.

CORPORATION OF THE MUNICIPALITY OF McDOUGALL

BY-LAW NO. 2022-18

A By-law to amend By-law No. 2017-05 to rezone Part of Lots 24, 25 and 26, Concession 8, Geographic Township of McDougall (Gear2 Corp.)

WHEREAS municipalities have the authority to enact zoning by-laws pursuant to Section 34 of the Planning Act;

AND WHEREAS the owners of Part of Lots 24, 25 and 26, Concession 8, applied for the consent to create six residential lots on Portage Lake and a lot addition to an adjoining lot which lands will be accessed by a private right-of-way off Pineridge Drive.

AND WHEREAS Consent application Nos.B35/2020(McD) and B36/2020(McD) were approved by the Parry Sound Area Planning Board;

AND WHEREAS The consent approval included a condition that required an environmental impact which recommended increased clearances from low lands, creeks and critical fish habitat.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF McDOUGALL ENACTS AS A BY-LAW OF THE CORPORATION AS FOLLOWS:

1. Schedule "A" Sheet No. 3 of By-law 2017-05 as amended is hereby further amended by rezoning Part of Lots 24, 25 and 26, Concession 8 in the geographic Township of McDougal, from the Waterfront Residential 1 Limited Services (WF1-LS) Zone to the Waterfront Residential 1 Limited Services Exception (WF1-40-LS) Zone as shown on a copy of part of Schedule "A", attached to this By-law as Schedule "1" and shown more particularly shown as Parts 1 – 41 of Reference Plan 42R-21786 attached to this By-law as Schedule "2".
2. Section 7.04.1, Waterfront Residential Exceptions, is further amended by adding the following paragraph after paragraph 7.04.1.39:

 "7.04.1.40 - Waterfront Residential 1 Exception No. 40 The lands located in Part of Lots 24, 25 and 26, Concession 8, Geographic Township of McDougall and fronting on Portage Lake include a setback of 30 metres for all natural heritage features and 15 metres for all streams as identified on Schedule "A".

 Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act. The site plan agreement shall implement the recommendations of the Environmental Impact Study prepared by Riverstone Environmental Solutions Inc. dated September 2021."
3. This By-law shall take effect and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

READ a **FIRST** and **SECOND** time this _____ day of _____, 2022.

MAYOR

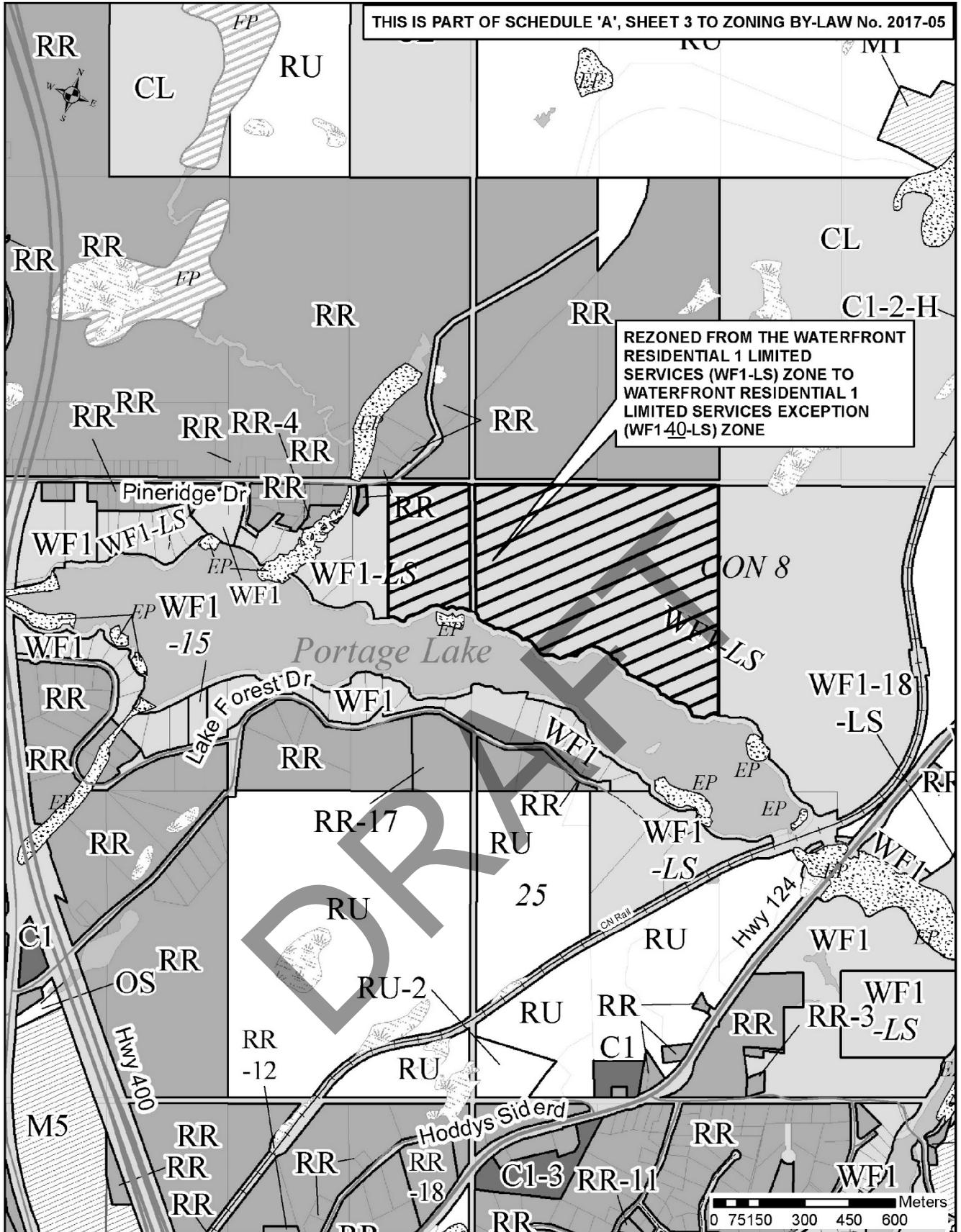
CLERK

READ a **THIRD** time, **PASSED, SIGNED** and **SEALED**, this __ day of _____, 2022.

MAYOR

CLERK

THIS IS PART OF SCHEDULE 'A', SHEET 3 TO ZONING BY-LAW No. 2017-05



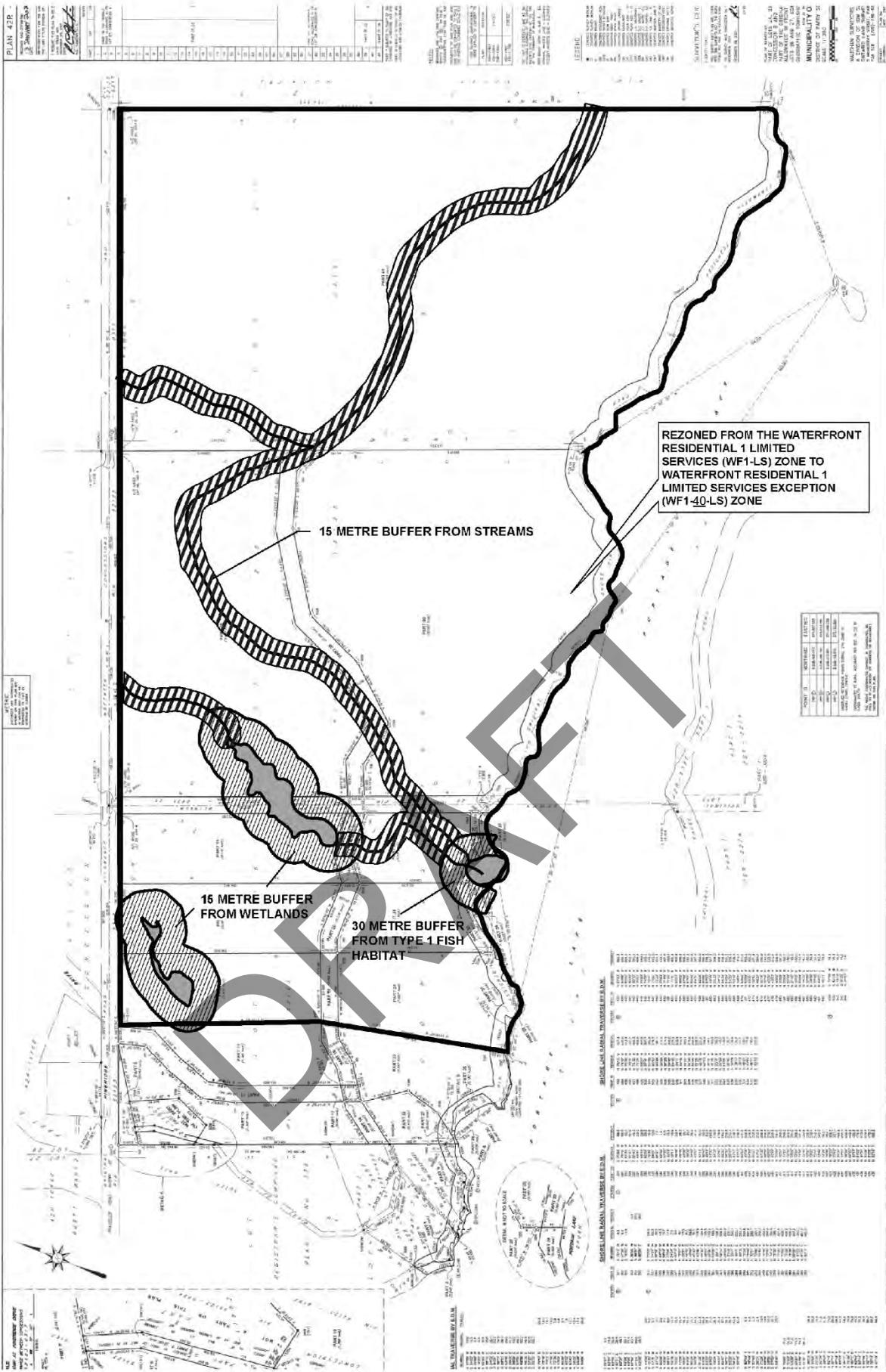
THIS IS SCHEDULE "1" TO BY-LAW No. 2022-18

MUNICIPALITY OF McDOUGALL

PASSED THIS _____ DAY OF _____, 2022

MAYOR

CLERK



THIS IS SCHEDULE "2" TO BY-LAW No. 2022-18

MUNICIPALITY OF McDOUGALL

PASSED THIS _____ DAY OF _____, 2022

 MAYOR

 CLERK

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

Present:

Mayor	D. Robinson (Chairperson)
Councillor	J. Constable
Councillor	L. Gregory
Councillor	L. Malott
Councillor	J. Ryman
Clerk	L. West
CAO/Director of Operations	T. Hunt
Chief Financial Officer	S. Brisbane
Chief Building Official	K. Dixon

This Committee/Council meeting was held electronically in accordance with Section 238 of the Municipal Act, 2001.

1. CALL TO ORDER

Mayor Robinson called the meeting to order at 7:00 p.m.

2. DECLARATIONS OF INTEREST

Nil

3. PRIORITIZATION OF AGENDA

Addition to Section 21. Closed Session item ii) Re: An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ontario Ombudsman appointed under the Ombudsman Act, or a Municipal Ombudsman.

4. ADOPTION OF MINUTES

Resolution No. 2022-25

THAT the minutes of the Committee/Council Meeting held on March 2, 2022 be adopted as circulated.

Constable/Gregory

“Carried”

5. DEPUTATIONS

Nil

Matters Arising.

Nil

6. PLANNING/BUILDING

**THE CORPORATION OF THE MUNICIPALITY OF MCDUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

- i) Zoning By-law Amendment Application Z01-2022 (Lucas).
Re: Part of Lot 2 and 3, Concession 8, Former Ferguson Township,
now in the Municipality of McDougall, Lorimer Lake – Deem Complete.
The Clerk gave an overview of this application.
Resolution No. 2022-26 **Gregory/Constable**
THAT the Council for the Corporation of the Municipality of McDougall
deems Application Z01-2022 (LUCAS) to amend the Municipal Zoning By-
law(s) a “Complete” Application under Subsection 34 of the Planning Act,
R.S.O. 1990, c. P.13 as amended.

“Carried”

Matters Arising.
Nil

7. **BY-LAW ENFORCEMENT**
Nil

Matters Arising.
Nil

8. **FIRE PROTECTION**
Nil

Matters Arising.
Nil

9. **EMERGENCY MANAGEMENT**
Nil

Matters Arising.
Nil

10. **RECREATION**
Nil

Matters Arising.
Mayor Robinson inquired as to whether the McDougall Recreation Centre still
had ice. The CAO responded that the ice is still good and probably will be for
another week or so.

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

11. PUBLIC WORKS

Nil

Matters Arising.

Nil

12. ENVIRONMENT

i) Waste Management.

Nil

ii) Dr. Jim Chirico, Medical Officer of Health/Executive Officer.

Re: Elevated Sodium in Waubamik Community Centre, Municipality of McDougall Water Supply.

Council received as information. The CAO noted that this notice is required to be posted at the Waubamik Community Centre.

Matters Arising.

Nil

13. FINANCE

i) Accounts Payable.

Resolution No. 2022-27

Malott/Ryman

THAT the attached lists of Accounts Payable for March 17, 2022 in the amount of \$510,014.11, and payroll for March 10, 2022 in the amount of \$46,727.19 be approved for payment.

“Carried”

ii) Report of the Chief Financial Officer.

Re: Municipality of McDougall 2022 Draft Budget.

The Chief Financial Officer noted changes have been made to the 2022 Draft Budget as requested by Council. The overall tax rate increase for residential properties is 3.54 percent as presented.

Council received as information

iii) Report of the Chief Financial Officer CFO-22-01.

Re: Council Remuneration Statement.

The Chief Financial Officer gave an overview of this report.

Council received as information

Matters Arising.

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

Nil

14. ADMINISTRATION

- i) West Parry Sound Heads of Council.
Re: Right size the new Parry Sound Mega School.
Council received as information with Mayor Robinson noting there has been no response so far from the deputation presented at the OGRA conference.
- ii) Good Roads.
Re: 2022 Good Roads Conference – The Student Forum Returns
Council received as information.
- iii) Good Roads.
Re: 2022 Good Roads Conference – Request for Municipal Delegations.
Council received as information.
- iv) Danny Whalen, President, Federation of Northern Ontario Municipalities (FONOM).
Re: Northern Ontario Transportation Task Force.
Council received as information.
- v) Peter D. Henry, Director, Crown forests and Lands Policy Branch, Ministry of Northern Development, Mines, Natural Resources and Forestry.
Re: Seeking input about the use of floating accommodations on waterways over Ontario's public lands.
The Chief Building Official gave an overview noting that he will forward a copy of a news article for council's information.
Mayor Robinson requested staff to draft a response letter that he will sign on behalf of council with council's permission.
Council approved this request.

Matters Arising.

Nil

15. REQUESTS FOR SUPPORT

- i) Town of Collingwood.
Re: Termination of the Town of Collingwood's Membership in the Ontario Municipal Water Association (OMWA)

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

Council reviewed with no action indicated.

- ii) Town of South Bruce Peninsula.
Re: Municipal Accommodation Tax and Crown Campgrounds.
Council reviewed with no action indicated.
- iii) Town of The Blue Mountains.
Re: Ontario Housing Affordability Task Force Report.
Council reviewed with no action indicated.
- iv) The Township of Woolwich.
Re: Resolution Passed by Woolwich Township Council – Mental Health Supports.
Council reviewed with no action indicated.

Matters Arising.

Nil

16. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

Nil

17. COMMITTEE REPORTS

- i) Report provided by Councillor Malott.
Re: EMS Report and Update – February 24, 2022.
Council received as information.
- ii) Report provided by Councillor Gregory.
Re: The Board of Management for the District of Parry Sound West, Belvedere Heights.
Council received as information.
- iii) Integrated Community Energy & Climate Action Plans (ICECAP).
Re: February 9, 2022 Stakeholder Committee Meeting Minutes.
Council received as information.
- iv) North Bay Parry Sound District Health Unit.
Re: News Release and Public Service Announcements.
 - a. News Release - Additional Community Sharps Bin Installed in the City of North Bay
 - b. News Release - Face Coverings Recommended to Slow the Spread After Self-Isolation

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

- c. News Release - Think You'll Win, Health Unit Launches Campaign to Help You Learn the Odds
- d. Public Service Announcement - COVID-19 Vaccine Clinics This Week, By Appointment or Walk-in
Council received as information.

Matters Arising.

Nil

18. REPORT OF THE CAO

- i) Report of the CAO 2022-03.

Re: General Update.

The CAO gave an update on the following departments:

- Administration
- Public Works
- Landfill

The CAO also noted:

- The municipality is currently advertising for summer students.
- The McDougall Recreation Centre is still operating and the ice is in great shape.
- Half load season is fast approaching and staff will post half loads when the weather dictates. Typically its mid March to mid May.
- The annual firework contractor has been booked for this years celebrations.
- There is ongoing talks with future developers in McDougall to create more residential lots. These talks are in very early stages.
Council received as information

19. GENERAL ITEMS AND NEW BUSINESS

Nil

20. BY-LAWS

- i) By-law 2022-14.

Re: Being a By-law to adopt the 2022 Budget estimates of all sums required during the year.

**Read a first, Second and Third Time, Passed, Signed and Sealed this
16th day of March, 2021.**

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

- ii) By-law 2022-15.
Re: Being a By-Law to Set Tax Ratios for Municipal Purposes for the Year 2022.
Read a first, Second and Third Time, Passed, Signed and Sealed this 16th day of March, 2021.
- iii) By-law 2022-16.
Re: Being a By-law to strike the tax rates for the year 2022.
Read a first, Second and Third Time, Passed, Signed and Sealed this 16th day of March, 2021.

21. CLOSED SESSION

Resolution No. 2022-28

Ryman/Malott

BE IT RESOLVED that the next portion of the meeting be closed to the public at 7:29 p.m. in order to address a matter pertaining to:

- i) A proposed or pending acquisition or disposition of land by the municipality or local board; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried, or to be carried, on by the municipality or local board
- ii) An ongoing investigation respecting the municipality, a local board or a municipally-controlled corporation by the Ontario Ombudsman appointed under the Ombudsman Act, or a Municipal Ombudsman.

“Carried”

Resolution No. 2022-29

Constable/Gregory

THAT Council reconvene in Open Session at 8:10 p.m.

“Carried”

22. RATIFICATION OF MATTERS FROM CLOSED SESSION

- i) Council directed the CAO to schedule a deputation to Parry Sound
- ii) Council. Council received information regarding and Ombudsman Inquiry.

23. CONFIRMATION BY-LAW

- i) By-Law No. 2022-17.
Re: To confirm the proceedings of the Committee/Council meeting held on March 16, 2022.

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING**

HELD WEDNESDAY, MARCH 16, 2022 AT 7:00 P.M.

MINUTES

**Read a first, Second and Third Time, Passed, Signed and Sealed this
16th day of March, 2021.**

24. ADJOURNMENT

Resolution No. 2022-30

THAT we do now adjourn at 8.11 p.m.

Gregory/Constable

“Carried”

DRAFT

PROPOSED CONSENT APPLICATION NO. B04/2022 (McD)

PART OF LOT 29, CONCESSION 7, McDOUGALL

70 NOBEL ROAD

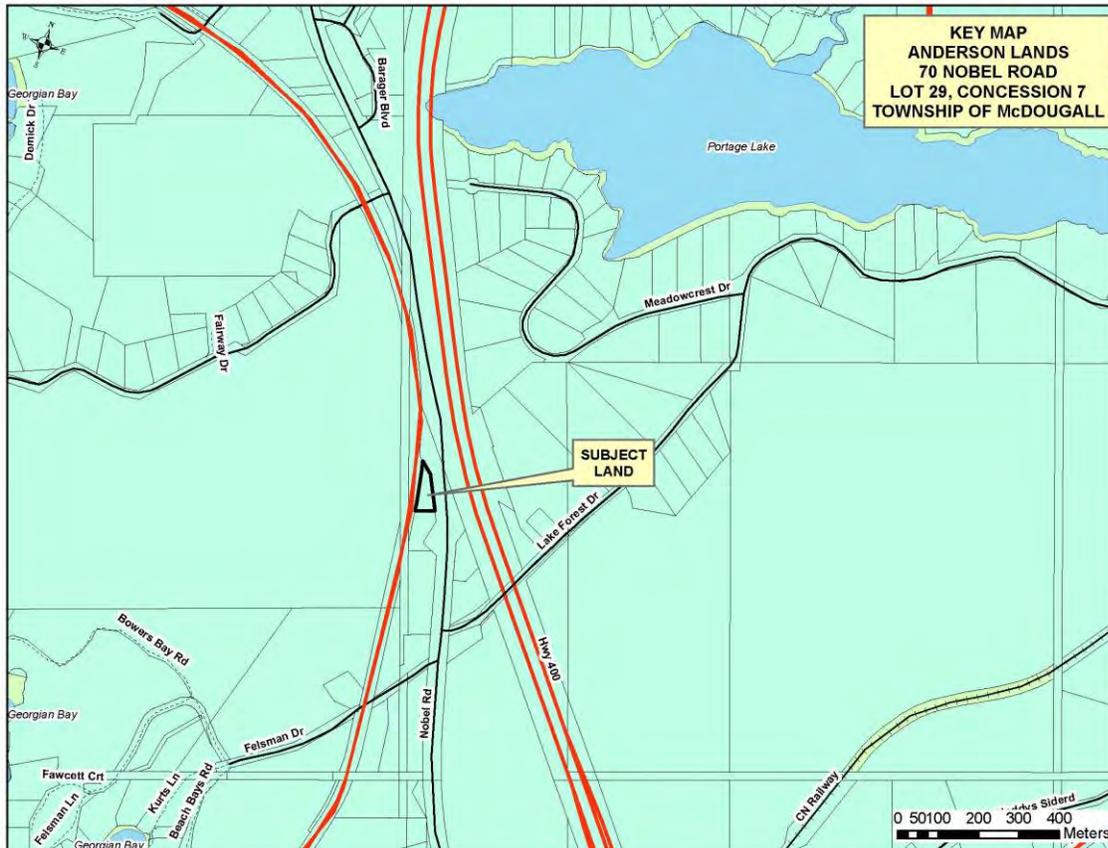
ROLL # 4931 010 0100 9300 0000

APPLICANT: Robert Anderson

March 15, 2022

BACKGROUND/PURPOSE

Robert Anderson has a small property on Nobel Road with two dwellings that are currently rented out. Mr. Anderson would like to split the property so that each dwelling is on its own parcel.



The parcel is “wedged” between the CPR rail line and Nobel Road. The civic address of the property is 70 and 72 Nobel Road.

PROPERTY DESCRIPTION

The property is below the rail line and has been in existence for many decades.

The two dwellings share a water supply from an existing well. There is a water service in to the property. One of the houses will be required to disconnect from the shared well and hook in to the Nobel water system.

Each lot has its own septic system.





72 Nobel Road



70 Nobel Road

PLANNING ANALYSIS

The lands are located in the Nobel Settlement Area.

Because of their close proximity to the C.P.R. Rail Line, a noise and vibration impact study may have been required. However, the fact that the dwellings pre-date any such considerations, it would not be logical to require an assessment in this instance.

Further, had these lands been vacant, it would be unlikely that any support for lot creation would occur given the proximity to the rail line where safety measures are not available.

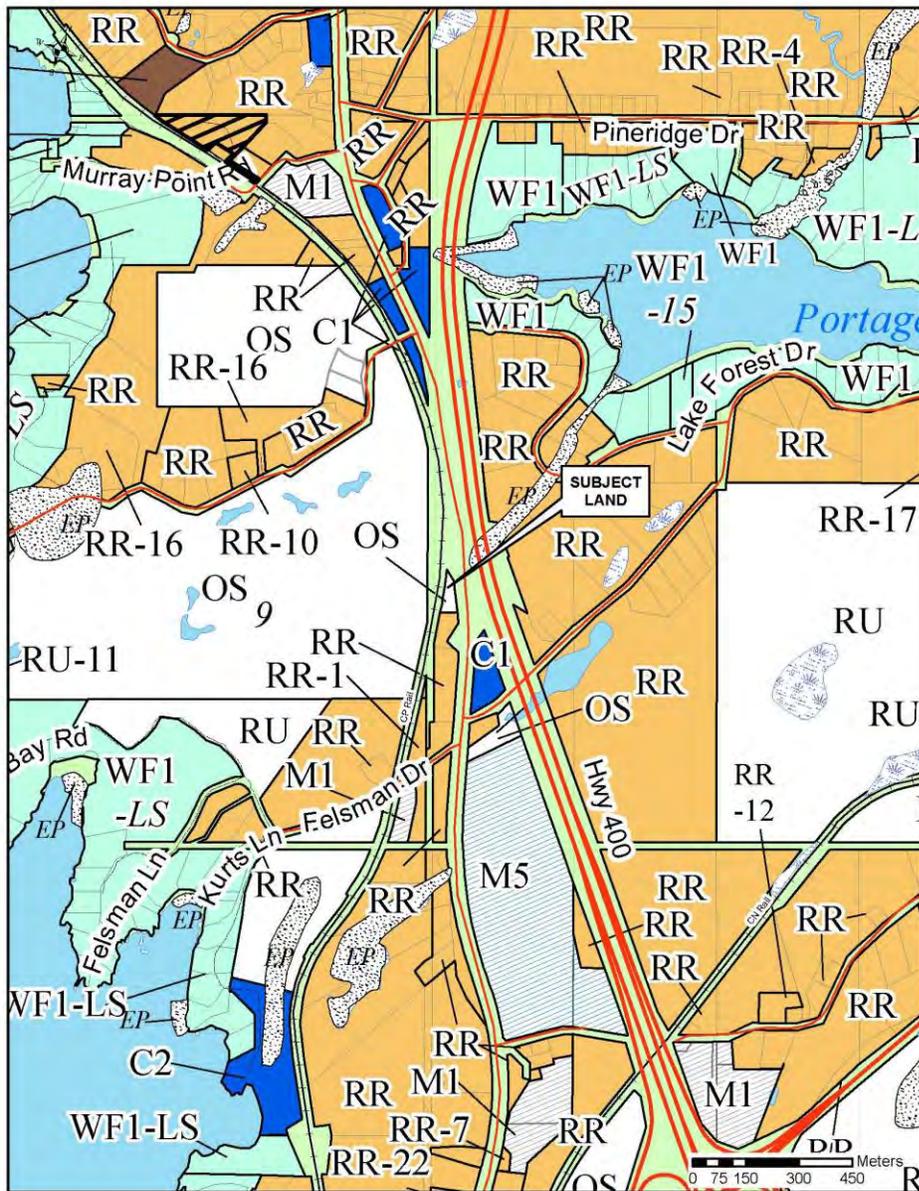
It may be prudent to place a warning on title that the owners of the lands are aware of the close proximity to the rail line and that they recognize no liability or responsibility on the part of the Municipality for the adverse impacts of rail traffic including noise, vibration and safety.

Each of the dwellings has its own entrance on to Nobel Road. Because the road is still owned by the M.T.O., it will be circulated for comments.

In general terms, there are no difficulty in recognizing existing uses. This transaction is a little more complicated because of size and location, however, it is believed that the consent can be supported subject to the conditions below.

ZONING

Oddly, the subject lands are zoned as Open Space (OS).



It may have been the case that the lands were once part of the historical farm that was ultimately developed as a golf course.

The proposed lots will meet the minimum threshold for lots under the zoning By-Law.

“3.40 Lots Having Less Area, Frontage or Depth Than Required

Where a lot having a lesser frontage, area or depth than is required by this By-law is:

- (a) held under distinct and separate ownership from abutting lots on or before the date of passing of this By-law; or,***
- (b) a lot on a registered plan of subdivision; or,***
- (c) a lot created as a result of a consent granted by the Minister under the provisions of the Planning Act; or,***
- (d) created as a result of an expropriation or other land acquisition by any authority having statutory powers of expropriation; or,***
- (e) a lot created as a result of the granting of a consent by the land division authority;***

and where such a lot has a frontage of at least 30 metres, and a depth of at least 60 metres, or an area of at least 1,800 square metres, such lot shall be deemed to conform to the area, frontage and depth requirements of this By-law.”

Regardless, the lands will require a site-specific zoning By-Law to recognize the lots resulting from the consent.

RECOMMENDATIONS

That the consent application to separate 70 and 72 Nobel Road as applied for by Robert Anderson in Consent Application B04/2022 (McD) be approved subject to the following conditions:

1. Rezoning the lands from the Open Space (OS) Zone to a Rural Residential Exception Zone to recognize the size of the lots.
2. That a warning be placed on title to indicate that the owners are aware of the Canadian Pacific Railway line and it understands that the Municipality has no responsibility or liability for any adverse impacts resulting from the railway and that the owners indemnify the Municipality from any such liability.
3. That the retained and severed lands have separate water supplies on their respective properties and that at least one of the homes is to connect to the municipal water system.
4. Payment of any applicable planning fees.

Respectfully



John Jackson R.P.P., M.C.I.P.

JJ;jc

PARRY SOUND AREA PLANNING BOARD - APPLICATION FOR CONSENT
70 Isabella Street, Unit #110, Parry Sound, Ontario P2A 1M6 (Phone 705-746-5216 Fax 705-746-1439)

No. B 04/2022 (M.D)

1. Applicant Information

Name of Applicant ROBERT ANDERSON
 Address 70 NOBEL RD
MCDUGALL ON
 Postal Code P2A 2W9
 E-mail Address r-anderson@live.com

Home Tel No. 705 773 9675
 Business Tel No. ()
 Home Fax Tel No. ()
 Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.2 Name of Owner(s) (if different from the applicant). An owner's authorization is required in Section 12, if the applicant is not the owner.

Name of Owner _____
 Address _____

 Postal Code _____
 E-mail Address _____

Home Tel No. ()
 Business Tel No. ()
 Home Fax Tel No. ()
 Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

1.3 Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)

Name of Contact HEATHER HANES
 Address 2 DARLING DR
PORT CARLING ON
 Postal Code P0B 1T0
 E-mail Address heatherjhane@gmail.com

Home Tel No. 705 644 0045
 Business Tel No. ()
 Home Fax Tel No. ()
 Business Fax Tel No. ()

Note: By providing your E-mail address you consent to receiving correspondence regarding this file by E-mail.

2. Purpose of this Application (check appropriate box)

- 2.1 Type and purpose of transaction for which application is being made
- creation of a new lot lot additions easement right-of-way lease
- correction of title charge other (specify, e.g., partial discharge of mortgage)

Explain: _____

3. Name of person(s) (purchaser, lessee, mortgage, etc.) to whom land or interest is intended to be transferred, charged or leased, if known and specify relationship to present owner, if any.

3.1 Lot 1 _____ Lot 2 _____ Lot 3 _____

***4. Location of the Subject Land Roll / PIN No.(s) 4931 010 01009300.0000**

4.1 Municipality MCDUGALL Lot(s) No.(s) 29 Concession No. 7
 Street Name and No. 70 NOBEL RD M-Plan No. _____ Lot(s) _____
 Registered Plan No. Part(s) _____ Parcel No. _____

* 5. **Easements or restrictive covenants**

5.1 Are there any easements or restrictive covenants affecting the subject land? NO YES
 If YES, describe the easement or covenant and its effect:

6. **Description of Lands to be Divided and Servicing Information (Complete each subsection)**

6.1

	Frontage (m)	Depth (m)	Area (ha)	Existing Uses	Proposed Uses	Existing Structures	Proposed Structures
Retained Lot	57	43	0.26	RES.	RES.	700sqft	
Lot Addition							
Right-of-way							
Benefiting Lot							
Severed Lot 1	40	43	0.2	RES.	RES.	700sqft	
Severed Lot 2							
Severed Lot 3							

6.2 Access (check appropriate space)

	Name	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Provincial Highway		X		X		
* Municipal (maintained all year)	NOBEL RD.					
Municipal (Seasonal)						
Other public road						
Right of way						
Water Access						

If Water Access Only

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Parking and docking facilities to be used					
Approximate distance of these facilities from the subject land					
The nearest public road					

6.4 Water Supply (enter in appropriate space - E for Existing or P for Proposed)

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated piped water system			P		
Privately owned and operated individual well	E				
Privately owned and operated communal well					
Other public road					
Lake or other waterbody					
Other means					

6.5 Sewage Disposal - enter in appropriate space - **E for Existing or P for Proposed**

	Retained	Benefiting Lot	Sever (Lot 1)	Sever (Lot 2)	Sever (Lot 3)
Publicly owned and operated sanitary sewage system					
Privately owned and operated individual septic tank	✓		✓		
Privately owned and operated communal well					
Privately owned and operated communal septic system					
Privately owned and operated communal septic system					
Privy					
Other means					

*** 7. Official Plan**

7.1 What is the current designation of the subject land in the Official Plan: SETTLEMENT

8. Current Application

8.1 Has the land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act.

- YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application and/or Plan No.

8.2 Has the land ever been the subject of a consent under section 53 of the Planning Act.

- YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application.

8.3 Is the subject land currently the subject of an official plan amendment, zoning by-law, a Minister's zoning order, a minor variance, an approval of a plan of subdivision or a consent.

- YES NO UNKNOWN

If YES, and if known, specify the appropriate file number and status of application.

8.4 Are there additional consents being applied for on these holdings simultaneously with this application, or being considered for the future?

- YES NO UNKNOWN

9. Original Parcel

9.1 Has any land been severed from the parcel originally acquired by the owner of the subject land.

- YES NO UNKNOWN

If YES, and if known, specify the date of the transfer, the name of the transferee and the land use on the severed land. _____

*** 10. Affidavit / Sworn Declaration**

The contents of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit / Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Town of Parry Sound this 3rd day
of February 2022

I, Heather Hanes of the Town of Port Carling in the
County/District/Regional Municipality of Muskoka solemnly declare that all the statements
contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing
that it is of the same force and effect as if made under oath and by virtue of the **CANADA EVIDENCE ACT.**

Heather Hanes
Signature of Applicant or Agent

DECLARED BEFORE ME at the Town of Parry Sound in the
District of Parry Sound this 3rd day
of February 2022

Patrick J Christie
A Commissioner of Oaths

**Patrick James Christie, a Commissioner, etc.,
Province of Ontario, for John Jackson Planner Inc.,
Expires October 12, 2024**

11. Authorizations

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

Authorization of Owner for Agent to Make the Application

I, Robert Anderson, am the owner of the land that is the subject of this application for Consent and/or Zoning By-law Amendment and I authorize Heather Hanes to make this application on my behalf.

Date February 3rd 2022 Signature of Owner Robert Anderson

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, ROBERT ANDERSON, am the owner of the land that is the subject of this application for Consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize HEATHER HANES, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date February 3rd 2022 Signature of Owner Robert Anderson

12. Consent of the Owner (this section must be completed for the application to be processed)

12.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, ROBERT ANDERSON, am the owner of the land that is the subject of this application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application.

Date February 3rd, 2022

Signature of Owner Robert Anderson

13. Additional Fees

The applicant hereby agrees:

- (a) to reimburse the Parry Sound Area Planning Board for any costs incurred in processing this application which are above and beyond the amount of the application fee; and
- (b) to pay all costs legal and otherwise, that may be incurred by the Parry Sound Area Planning Board with respect to an LPAT Hearing, that may be held as a result of this application for a consent and to provide a deposit for such costs at least 45 days prior to any scheduled hearing.

Date February 3rd, 2022

Signature of Owner Robert Anderson



MUNICIPALITY OF McDOUGALL

INTERNAL CIRCULATION CHECKLIST

TYPE OF APPLICATION

Severance

APPLICANT NAME

ANDERSON

CIRCULATE TO

**INDICATE
WITH X**

**COMMENTS
YES OR NO**

NAME

CHIEF BUILDING OFFICIAL

x

No

K. Dixon

MANAGER OF PUBLIC WORKS

x

No

T. Hunt

FIRE CHIEF

x

No

P. Shoebottom

MUNICIPAL ENFORCEMENT

x

No

P. Shoebottom

CAO

x

No

T. Hunt

PLANNER

x

No

L. West

CHIEF FINANCIAL OFFICER

x

No

S. Brisbane

OTHER - Environmental Services

x

No

S. Goman

COMMENTS OR ATTACH REPORT

Recommend Council require that both dwellings connect to the municipal water system. The proposed lot size and frontage meet the minimum requirements for a lot on municipal water. Staff have confirmed that services for both dwellings have been installed.

To:	Lori West, Clerk/Planner
From:	Patrick Townes, BA, BEd and Jamie Robinson, BES, MCIP, RPP
Date:	April 6, 2022
File:	18249F – Official Plan Review
Subject:	Draft Official Plan for Ministry Review

Overview

This report has been prepared to provide an overview of the updated Draft Official Plan, following the presentation of the Draft Official Plan to Council on February 16, 2022.

Based on the comments that were received, an updated Draft Official Plan has been prepared and is dated April, 2022. A summary of the comments that were received at the February 16, 2022 are included in this report. In addition to the comments, a summary of the responses and a summary of the revisions that were made from the last draft of the Official Plan are included.

Summary of Comments/Response/Revisions

1. **Comment:** Backlot development not having access to waterfront/municipal access through public access/right of way - Would like to have more discussion and input on how McDougall would allow more development on backlots that are not necessarily on a lake/river.

Response: Backlot development only applies to lots that are functionally connected to the shoreline or within 300 metres. Otherwise, the Rural consent policies would apply. Section 19.6.8 of the Official Plan was revised to permit backlot development in certain circumstances:

"Backlot development, which is the form of a development operating as an additional tier of lots parallel or within 300 metres to the high water mark, is strongly discouraged by this Plan. New backlot development may be permitted through a Zoning By-law Amendment, if the lot to be created has a significantly large area and frontage, is located within close proximity to a maintained public access point to the lake and fronts on a year-round

maintained public road. An unopened road allowance or right-of-way to the lake is not an appropriate form of access to permit backlot development. Backlot development shall be permitted subject to the new lots having a minimum lot area of 4 hectares, and the lot abutting the road shall have a minimum lot frontage of 120 metres on a year-round maintained public road.”

2. **Comment:** New waterfront lots on Lorimer Lake and implications of the lake also being located within Whitestone. If we say a max of 1 lot per year and 5 new lots total on a lake, but we have an agreement with Whitestone, does that mean 2 new lots total per year and 10 total?

Potential need for an agreement between the municipalities regarding with the number of lots that can be created could be added to Official Plan policies. Practically may not be as easy and will likely not be a simple matter as the Planning Board is involved regarding Consents.

Response: McDougall would only be permitted one (1) lot per year and a maximum of five (5) new lots over a five (5) year period.

3. **Comment:** In regards to Settlement Areas, is it feasible to extend the settlement area to the 400/Bow St Interchange because of the recent jump in development in that area, i.e. wanting to recognize that there could be some opportunity to add a special policy area or extension of settlement area.

Response: Work or justification has not been completed to justify settlement area expansion to this area. Staff could explore a site specific policy area however these lands are located directly east of Parry Sound and are currently designated as Rural. There is currently no plan to extend the settlement area to this location.

Permitted uses on these lands include: rural commercial uses, rural industrial uses, tourist commercial uses, other rural land uses. The permitted uses reflect the service levels of the area.

4. **Comment:** Would the landfill site have any effect on it being a settlement area?

Response: Not necessarily, however a D-4 study would have to be done for any development within 500 metres of a waste disposal site (for any proposed development).

5. **Comment:** Rental properties/Seasonal rentals – were there any changes in this draft to reflect this issue? Municipality historically does not support short term rentals.

Response: No changes proposed. Continue to prohibit.

Recommendation

Based on the input of staff, the Council, and the Lorimer Lake Association to date, it is recommended that the Draft Official Plan and schedules dated April, 2022, be submitted to the Ministry for review and comments.



MUNICIPALITY OF McDOUGALL

Draft Official Plan

For Ministry Review
FebruaryApril 2022

5 Barager Blvd. McDougall, On P2A 2W9
Tel: (705) 342-5252 Fax: (705) 342-5573

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**OFFICIAL PLAN
FOR THE
MUNICIPALITY OF McDougall**

SECTION 1 - TITLE AND COMPONENTS OF THE PLAN

- 1.1 The following text and schedules shall constitute the McDougall Official Plan.
- 1.2 The Municipality of McDougall is part of the Parry Sound Area Planning Area consisting of Carling, McDougall, McKellar, Whitestone and a small portion of the geographic Township of Shawanaga.

SECTION 2 – PURPOSE OF THE PLAN

- 2.1 The purpose of this Plan is to set forth the general land use policies that apply to the Municipality of McDougall within the framework described in the Planning Act.
- 2.2 The purpose of the Plan is to achieve an orderly pattern of growth that makes use of land and infrastructure.
- 2.3 The purpose of the Plan is to protect natural heritages features and areas.
- 2.4 The purpose of the Plan is to promote sustainable economic development.
- 2.5 The purpose of this Plan is to set out policies that maintain and enhance the physical, social and economic wellbeing of the present and future inhabitants of the Municipality of McDougall.
- 2.6 This Plan will guide the actions and decisions of Council, the Planning Board and residents of the Municipality by providing a clear framework within which more detailed steps of the planning process may be carried out.
- 2.7 This Official Plan has been updated to be consistent with the 2020 Provincial Policy Statement. The plan also has regard to and is consistent with the Growth Plan for Northern Ontario, a Provincial plan developed under the Places to Grow Act.

- 2.8** Subject to transition regulations made under the Planning Act, any comments submissions, advice and decisions in respect of the exercise of any authority that affects a planning matter, by the Council of the Municipality, a local board, the Planning Board, a Minister or Ministry, Board Commission or agency of the Government, shall be consistent with the Provincial Policy Statement in effect at the time of an application.

SECTION 3 – GOAL OF THE PLAN

- 3.1** The goal of the Official Plan of the Municipality of McDougall is to preserve the high quality of life in the Municipality and to enhance that quality by ensuring the conservation, preservation and enhancement of the rural character of the Municipality while encouraging sustainable growth in all sectors to attract new citizens and visitors to the community.

SECTION 4 – BASIS OF THE PLAN

- 4.1** The original Official Plan for the Township of McDougall was part of a joint Official Plan with the Township of Foley approved on August 17, 1971. Together, the two Townships formed the Parry Sound District Planning Board.
- 4.2** The Parry Sound District Planning Board was expanded in the Spring of 1979 to add the Township of Carling and a small portion of the geographic Township of Shawanaga.
- 4.3** In 1998, Foley Township amalgamated to the south of Parry Sound with Humphrey, Christie, Rosseau and Monteith to form the Township of Seguin. On January 1, 2000, the Township of McDougall was restructured to amalgamate the geographic Township of Ferguson as part of the new Municipality of McDougall.
- 4.4** This Plan replaces the Plan that was approved by Council in 2005, which was last consolidated in May 2015.
- 4.5** The Municipality of McDougall is the only municipality in West Parry Sound District outside of the Town of Parry Sound with urban services.
- 4.6** The Municipality of McDougall is strategically located adjacent to the Town of Parry Sound and is prime location for new development.

4.7 The Municipality of McDougall has historically realized a greater level of residential growth than the Town of Parry Sound. Demographic growth and change in the Municipality has remained steady and there has been regular and consistent investment in the community as evidenced by building permits and construction values. The population of McDougall has held steady from 2006 to the ~~2016~~2021 Census at just over 2,700 full time residents. -

Population (Year Round)

Year	1991	1996	2001	2006	2011	2016	2021
McDougall	2061	2674	2608	2704	2705	2,702	2744
Whitestone		802	853	1030	918	916	1075
Carling	951	952	1063	1123	1248	1,125	1491
McKellar	879	939	933	1080	1144	1,111	1419
The Archipelago	720	555	505	576	566	531	979
Seguin	3378	3654	3698	4276	3988	4,304	5280
Parry Sound	6125	6326	6124	5818	6191	6,321	6879

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4.8 The population of the Municipality of McDougall consists of both year round and seasonal residents. Seasonal population is measured by units in contrast to persons. As the chart below indicates, this population composition has remained relatively stable over the years.

YEAR	HOMES (units)	SEASONAL(units)
1991	974 (61%)	621 (39%)
2001	1032 (62%)	641 (38%)
2011	1061 (59%)	747 (41%)
2016	1,100 (72%)	421 (28%)
2021	1154 (69%)	519 (31%)

4.1 The Municipality of McDougall provides a number of regional services and is capable of expanding those services as demand increases.

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4.2 A large proportion of the residential development in the Municipality is located on the shoreline of the Georgian Bay and the numerous inland lakes.

4.3 In addition to the lake communities, there are a large number of neighbourhoods that provide locations for stable residential areas including Nobel, Bayside, Taylor Subdivision, Bell Lake, Long Lake Estates and Waubamik.

4.4 The majority of new development within the Municipality of McDougall will be directed to the Nobel Settlement Area. New residential development will be encouraged to locate in the Nobel Settlement Area. Resource-based recreational uses and other rural land uses will be encouraged in appropriate locations outside of settlement areas

- 4.5** The Municipality of McDougall is typical of Canadian Shield environments. The area is a bedrock-based geography with an abundance of freshwater lakes and heavily forested areas over shallow sandy soils with frequent wetlands.
- 4.6** Many of the lands and waters are sensitive to development so that the single most important factor when considering development will be physical impacts on the natural environment. Because of the nature of the topography and terrain, policies will need to reflect the capability of the land to accommodate additional development.
- 4.7** The region around the Municipality of McDougall is under new pressures for development due to a variety of factors. These factors include the expansion/upgrades of the highway, increased demand for residences from the Greater Toronto Area, larger incomes and increases in leisure time. The Municipality is eager to respond to the demand for additional growth in order to buffer the affects of increased servicing costs.
- 4.8** The policies of this Plan will need to be designed to accommodate the expected additional growth without sacrificing the natural environment or the attractive living environment that has generated the appeal in the Municipality of McDougall.
- 4.9** As prime waterfront lands become exhausted, there will be new development pressures on marginal recreation lands and new interest in non-waterfront lands. The Plan will need to be appropriately designed to respond to these new challenges without placing undue restrictions on the ability to use or service these lands.
- 4.10** The four-laning of Highway 400 has been completed through McDougall. The realignment has created new development opportunities along the former highway as well as potential for development along the new interchanges. It is the policy of this Plan to take advantage of these opportunities to support new development.
- 4.11** The Municipality of McDougall has a number of policies that support sustainable economic growth to strengthen and diversify the local economy. The Municipality will support industrial and commercial activities so that jobs may be provided on a year round basis.

- 4.12** The Municipality of McDougall has a surficial geology that includes a large number of sand and gravel deposits and is the location of a number of quarry operations. While it is recognized that sand and gravel are important resources in support of development, there are associated planning issues that require policy for protecting and governing all related interests. Now that the District of Parry Sound has been designated under the Aggregate Resources Act, the primary responsibility for pits and quarries now belongs to the Province. However, the Municipality continues to provide a significant role in the long-term protection of these uses and their compatibility with adjoining lands.
- 4.13** With the exception of properties on the municipal water system, the majority of development is serviced by individual septic systems, wells and lake surface water. Wherever possible, the Municipality will make use of its capacity for additional connections to municipal water. The Municipality recognizes that certain areas within the Municipality are serviced by municipal water systems and private sewage systems. Infilling and minor rounding out of existing development within the Settlement Area may proceed within the capacity allocation from the Town of Parry Sound, and where site conditions are suitable for the long-term provision of the services.
- 4.14** The financial impact of new development will be carefully considered under the policies of this Plan.
- 4.15** Natural resources in McDougall are critical assets that need protection on both private and Crown Lands. The Ministry Northern Development, Mines, Natural Resources and Forestry has provided the Municipality with updated data on resource features in McDougall. These and other environmental features will be covered by the policies contained within this Plan.
- 4.16** The former explosives manufacturer at Nobel is now a large land holding that continues to be remediated and prepared for redevelopment. The Municipality will be supportive of the redevelopment in this area in accordance with the policies of this Plan. The Municipality has obtained an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks and have completed a Record of Site Condition for these land holdings.
- 4.17** The Municipality of McDougall has a limited but important section of Georgian Bay shoreline. While much of the shoreline has been developed, there are important assets in terms of access and recreational facilities. McDougall also subscribes to the principle of harmonized planning along the entire east coast of Georgian Bay.

SECTION 5 – OBJECTIVES OF THE PLAN

The objectives necessary to fulfil the goal of the Official Plan include:

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- 5.1 To maintain, protect and enhance the natural environment within the Municipality.
- 5.2 To preserve and improve, the water quality of the numerous recreational water bodies including the Georgian Bay.
- 5.3 Promoting additional growth in all sectors including residential, commercial and industrial that is sustainable, responsible and in appropriate locations to meet the growing demand that exists in the Municipality.
- 5.4 To promote the health, safety, convenience and welfare of the inhabitants of McDougall.
- 5.5 To protect significant cultural heritage resources, while respecting Indigenous communities.
- 5.6 To encourage and provide opportunity for community engagement on planning issues.
- 5.7 To promote efficient, cost effective development and land use patterns and to direct development to Settlement Areas.
- 5.8 Ensuring the compatibility of land uses.
- 5.9 Encouraging a road system that is appropriate and efficient for the safe and convenient travel for inhabitants of the Municipality.
- 5.10 Preserving those elements of the rural character of the Municipality along the major rural roadways.
- 5.11 Providing directions and principles that protect the features of the Georgian Bay coastline while allowing the promotion of appropriate facilities and programs.

SECTION 6 – GROWTH AND SETTLEMENT

6.1 General

6.1.1 The Municipality of McDougall is a diverse municipality in terms of its population and development form. It generally consists of:

- Urban areas;
- Cottage and shoreline areas;
- Rural areas;
- Hamlets; and,
- Residential estate-type areas.

6.1.2 The Municipality is experiencing moderate growth in all of these areas and McDougall will continue to encourage residential, commercial and industrial growth.

6.1.3 The Municipality will encourage the majority of new residential development to locate within the Nobel Settlement Area, through infill or the minor rounding out of existing built up areas as a first priority, and secondly in existing vacant areas.

6.1.4 Small-scale development elsewhere will continue to occur. This development needs to be appropriately considered by Council, and planned for within the context of the policies contained within this Plan.

6.2 Seasonal Population

6.2.1 It is estimated that approximately 30 percent of the Municipality of McDougall population is seasonal or include ratepayers with principal residences elsewhere, primarily located in the Greater Toronto Area.

6.2.2 This Plan supports and encourages additional second home development in appropriate locations. The primary determinant for new second home development will be the ability of the lands and waters to sustain additional residential units.

6.2.3 Seasonal development has historically taken place along the shorelines of the area's numerous waterbodies. The potential for conversion of these historically seasonal areas to permanent residential uses will create challenges for the Municipality of McDougall for the provision of an appropriate level of servicing. It must be recognized that these historically seasonal areas of the Municipality may continue to experience service limitations.

6.3 Year Round Population

- 6.3.1 The Municipality of McDougall encourages new year-round population growth. It is a large area with the necessary infrastructure that is able to accommodate a significant amount of growth. The current rate of growth is less than one percent per year and is not believed to create any growth issues for the Municipality over the period of this Plan.
- 6.3.2 The introduction of new industrial or commercial employment opportunities could lead to faster rates of growth in year round population. At the time of an Official Plan Review, the Municipality of McDougall will review the supply of employment and residential land.

SECTION 7 – ECONOMIC POLICIES

- 7.1 McDougall supports most economic activities in appropriate locations throughout the Municipality.
- 7.2 The Municipality wishes to attract new businesses in the community to diversify its economic base and to create new employment opportunities.
- 7.3 The Municipality will support a wide variety and distribution of retail and service commercial uses to satisfy the shopping and service needs of the residents, seasonal residents and visitors of McDougall.
- 7.4 The Municipality supports new commercial and industrial development in appropriate locations along the major corridors.
- 7.5 Intersections of major roads and highways will be considered nodes to commercial and industrial development at appropriate locations subject to obtaining necessary and relevant approvals.
- 7.6 Nobel will be encouraged to expand its retail and service commercial uses for the convenience of the inhabitants of this area.
- 7.7 McDougall has diverse natural resources that contribute to the regions local economy. The Municipality will support and encourage these resource activities in appropriate locations and where there are no detrimental impacts on the natural environment.

7.8 McDougall supports home occupations and home industries that are secondary to a residential use and there are no adverse impacts to adjacent properties in accordance with the policies of this Plan.

7.9 McDougall supports the continued use and expansion of recreational trails and facilities that provide a major attraction to the area and generate employment opportunities.

7.10 The realignment of Highway 400 and the conversion of former portions of Highway 69 to local municipal roads will open new opportunities for growth and commercial development along these corridors. Council is to encourage growth in these areas subject to the general and specific policies of this Plan.

7.11 The Municipality will be supportive of the redevelopment in this area in accordance with the policies of this Plan.

SECTION 8 – GENERAL DEVELOPMENT POLICIES

8.1 Land Division

8.1.1 The preferred means of land division within the Municipality of McDougall is the subdivision process, as found in Section 51 of the Planning Act. Consents to sever land will be permitted where it has been deemed that a Plan of Subdivision is not necessary for the proper development of the Municipality.

8.1.2 The Consent process shall only be considered where it is clear that a proponent is not trying to circumvent the subdivision process. For the purpose of this section, the Consent process shall be limited to those applications that propose a maximum of three new lots, not including the retained lot.

8.1.3 Consents to sever land will be permitted, in contrast to Plans of Subdivision:

- a) Where only a limited number of lots are being proposed;
- b) Where the pattern of development has been established; and,
- c) Where the Consent conforms to all other policies of this Plan;

8.1.4 Where it is determined that a Plan of Subdivision is not required to ensure proper and orderly development, the land to be developed may be divided by Consent. In determining whether a proposed land division should require a consent to sever, or a plan of subdivision, the following concerns will be addressed:

- a) Whether the extension of an existing public road, opening of an unopened road allowance or the creation of a new road is required; or
- b) Whether the extension, or expansion of municipal services is required; or
- c) Whether an agreement with complex conditions is required by the Township, or Province in respect to any part of the lands that would be defined as remaining land in a consent application.

8.1.5 New development must front upon a year round, publicly maintained road except in the following circumstances:

- a) New lots created by a Consent where the lot(s) front upon a recreational water body with a legal registered right-of-way to the lots from a year-round, publicly maintained road;
- b) Water access lots provided that Council is satisfied that appropriate facilities for car and boat trailer parking, docking and boat launching, and waste disposal are available exclusively for the proposed water access lots;
- c) Camps used in connection with resources uses including hunt camps, fish camps or maple syrup operations so long as there is an existing legal registered right-of-way or access to the property from a year-round, publicly maintained road; and
- d) A business or industrial use so long as there is a legal registered right-of-way to the property from a publicly maintained, year round road.

8.1.6 For a), c) and d) listed above, all owners of properties that will be accessed by a private road or extensions to existing roads, will enter into an agreement with the Municipality, to be registered on the title of all of these affected properties, to indemnify the Municipality and all other public bodies of all responsibility for any maintenance of the road and all liability for any of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.

8.1.7 No new lots may be created on existing private rights-of-way unless they have lot frontage on a recreational waterbody. Where the Municipality is considering new lots on private registered rights-of-way as set out in Section 8.01.4 a), the following additional policy considerations shall apply.

- a) It must be demonstrated that it is impractical for the proposed lot(s) to be accessed off a public road;
- b) The proposed lot is to be considered "infilling" such that it is accessed off an existing registered right-of-way or a minor extension at the terminus of the existing right-of-way with any significant private road extensions to be required to proceed by condominium road;
- c) The standard of the private road is adequate in terms of width, curves and grades to accommodate emergency vehicles. The minimum right- of-way width should be 9 metres, the travelled surface width should be 4.5 metres and radii must be suitable for emergency vehicles;
- d) The adequacy of the private road is to be confirmed by the Municipal Staff; and,
- e) Agreements are in place as set out in section 8.01.4 to relieve the Municipality of any responsibility or liability for the private roadway.

8.1.8 New lots must demonstrate suitable access that does not create a traffic hazard because of limited sight lines, curves, or grades of existing development as set out in accepted traffic engineering standards

8.1.9 Notwithstanding the policies of this Plan, further division of parcels of land ~~which were themselves created by a previous Consent~~ may be approved under the following conditions:

- a) To correct lot boundaries;
- b) To convey additional lands to an adjacent lot provided the conveyance does not lead to the creation of an additional building lot and/or create an undersized or irregular shaped lot;
- c) To separate dwellings in existence at the date of adoption of this Plan provided that the new lots have frontage on a road which is maintained on a year round basis by a public authority or has water access only;
- d) To dispose of surplus dwellings when two or more parcels are consolidated provided that the new lots have frontage on a road which is maintained on a year round basis by a public authority or has water access only;
- e) To separate previous lots of record which have inadvertently merged; and,
- f) An easement or right-of-way.

8.1.10 For the purposes of this Plan, a Plan of Condominium is considered synonymous with a Plan of Subdivision.

8.2 Services

8.2.1 Sewage

8.2.1.1 Most development within the Municipality is on individual on-site sewage systems. It is anticipated this will continue to be the most common service approach in McDougall.

8.2.1.2 Any lands where development is proposed on individual on-site sewage systems must be physically suitable

8.2.1.3 Development that is proposed on individual on-site sewage systems must comply with the requirements for new lots as prescribed by the Province in accordance with the relevant published guidelines.

8.2.1.4 Council may consider communal sewage systems subject to the preparation of a Serving Options Study that concludes that such a servicing arrangement is appropriate.

8.2.1.5 Any communal sewage systems must enter a maintenance and liability agreement to the satisfaction of the Municipality.

8.2.1.6 Council or the Planning Board shall require confirmation that a licensed sewage hauler has available capacity for the haulage and disposal of any septic waste as a condition of development.

8.2.1.7 A Hydrogeological Assessment will be required for commercial, industrial, institutional or other uses which produce in excess of 10,000 litres of effluent per day.

8.2.1.8 In accordance with Planning Act, a Plan of Subdivision that create five or more lots or septic systems that generate more than 4,500 litres of effluent per day will require a Servicing Options Report and a Hydrogeological Assessment.

8.2.1.9 Communal services for permanent freehold residential uses must be owned by the Municipality and the maintenance and ongoing operating costs will be the responsibility of the users of the communal system.

8.2.1.10 Where communal services are for seasonal residential, commercial or industrial uses, the Municipality shall enter into an agreement with the owner, such that in the event of default, the Municipality may take over responsibility for the services.

8.2.2 Water Supply

8.2.2.1 With the exception of those properties on or adjacent to the municipal water services, most domestic water supplies come from surface waters or individual wells.

8.2.2.2 Any properties including new development that has the ability to be serviced by the municipal water supply, will be required to connect to the municipal water system, subject to available capacity.

8.2.2.3 All applications for land division, including Plan of Condominiums, proposing more than five lots or units on the basis of private or partial services will be required to undertake a Hydrogeological Assessment in accordance with Ministry of the Environment, Conservation and Parks guidelines.

8.2.2.4 Multi-unit and multi-lot development that proposes groundwater as a supply will generally be required to have a minimum lot area of one hectare.

8.2.2.5 With the exception of development proposed on the municipal water system, any multi-unit development shall undertake a Groundwater Assessment to confirm the long-term availability of a groundwater supply.

8.2.2.6 Development proposed to be connected to the municipal water service will qualify for smaller lot sizes in accordance with the standards provided in the Zoning By-law.

8.2.2.7 Any communal water supplies must enter a maintenance and liability agreement to the satisfaction of the Municipality.

8.2.2.8 Any private water supplies may require treatment or disinfection to render the water potable or aesthetically pleasing.

8.2.3 Stormwater Management

8.2.3.1 Stormwater management will be required for any significant development including some shoreline development in order to protect and enhance water quality and quantity.

8.2.3.2 Stormwater shall be managed and any remedial drainage work shall not adversely affect any adjacent lands.

8.2.3.3 Proponents should use best management practices including Low Impact Design (LIDs) for stormwater management and construction mitigation for all development and address the effect of stormwater upon receiving waterbodies.

8.2.3.4 Natural streams, watercourses, wetlands and shoreline vegetation shall be retained in their present form unless it has been demonstrated by a study prepared by a qualified professional that site alteration will not result in negative impacts on the natural features or their ecological functions.

8.3 Wildland Fire

8.3.1 This Plan recognizes that wildland fire risk has an impact on land use planning. In accordance with the wildland fire risk assessment information provided by the Province, development will be directed away from these areas. In areas identified on Appendix 'B' as having a hazardous forest types, development application must be supported by a risk assessment that identifies mitigation measures.

SECTION 9 ~~SECTION 9.0~~—ROADS AND TRANSPORTATION

9.1 Provincial Highways

- 9.1.1 There are two Provincial highways in the Municipality. The Municipality supports the continued maintenance and upgrading of Highway 400 and 124. In order to preserve the function and efficiencies of Provincial highways, the number of new entrances to Highway 124 will be limited, and all access to the new four-laned Highway 400 will be via interchanges. The Ministry of Transportation must approve any new entrances or changes to existing entrances.
- 9.1.2 By-passed sections of former Highway 69 are owned by the Province and are maintained by the Municipality, and will be available for development as local routes subject to terms and conditions between the Municipality of McDougall and the Ministry of Transportation. The remaining routes and any service roads will be subject to the policies of this Plan.
- 9.1.3 Any development in proximity to existing or future Provincial highways will require review by the Ministry of Transportation, and may require permits from the Ministry of Transportation in accordance with the Public Transportation and Highway Improvement Act.
- 9.1.4 Development adjacent to a Provincial highway may be required to undertake various operational and safety studies, subject to confirmation from the Ministry of Transportation.
- 9.1.5 Early consultation is recommended and encouraged prior to any development on or adjacent to a Provincial highway with the Ministry of Transportation.

9.2 Municipal Roads

- 9.2.1 Municipal roads move people within the Municipality by providing connections between destinations within the Municipality.
- 9.2.2 The service level of Municipal roads may vary from year-round maintained to seasonally maintained.
- 9.2.3 New development must front upon a year round, publicly maintained road except in the following circumstances:
- e) Municipal or Provincial road standards (i.e. Ministry of Transportation's minimum maintenance subsidy standards) and adequate storm drainage will be a minimum requirement for any private road before it is assumed by a public agency and for any new road set out in a plan of subdivision.

9.2.4 All access from Municipal roads will meet any relevant safety standards for site lines, entrance and operational requirements.

9.3 Private and Non-Maintained Public Roads

9.3.1 The Municipality does not support development on lands that do not have lot frontage directly on a publicly maintained year round road except in accordance with the policies contained in Sections 8.01.6 and 9.03.

9.3.2 There are a large number of existing properties, particularly along the shorelines of recreational waterbodies that are accessed by private roads located on rights-of-way and other public lands. The standards of these roads vary considerably and they may not accommodate any or all forms of emergency vehicles including fire, police and ambulance. Residents who access their properties by means of a private road should be aware that the Municipality cannot ensure the delivery of emergency services along these private roads.

9.3.3 The Municipality will identify properties that do not have lot frontage on a publicly maintained, year round road in the implementing Zoning By-law to make it clear where emergency service limitations may exist.

9.3.4 Unless it is clearly in the public interest for the Municipality, it is not intended that existing private roads will be assumed by any public agency and no responsibility for access, snow removal, maintenance or use by school buses is acknowledged.

9.3.5 The Municipality may assume or take over the public maintenance of private roads if they are brought up to the minimum municipal standards for public roads. The cost of bringing a road up to standards will not be borne by the Municipality. For the assumption of private roads, the benefiting property owner will be responsible for all survey, legal, engineering and construction costs associated with the upgrading of the road.

9.3.6 In addition to the minimum municipal standards for roads to be assumed, it will be the discretion of Council to determine if the assumption of any new road is in the public interest.

9.3.7 The Municipality may consider private road arrangements under the Condominium Act if such proposals are appropriate and not likely to lead to create inconsistent service conditions.

9.4 Seasonal Roads

9.4.1 It is not the intent of Council to provide or allow winter maintenance on roads which are not presently maintained in the winter months as indicated on Schedule A. Dwellings which are served by such roads will not receive year round services such as road maintenance and emergency service by virtue of being located in an area which cannot be readily accessed by these services throughout the year. Prior to

considering changing the level of maintenance of a road, Council shall be satisfied that:

- a) The road meets the municipal standards;
- b) The costs for upgrading the road to such a standard are the responsibility of the residents on the road;
- c) The annual property assessment generated by the properties on the road shall off-set the cost of providing winter maintenance on the road; and,
- d) The re-designation of the road is appropriate from a land use planning perspective.

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9.49.5 Colonization and Deviation Roads

9.4.19.5.1 The Municipality will not recognize any former colonization road or deviation road as a publicly maintained road for the purpose of this Plan, notwithstanding that it retains ownership of the roadbed. The Municipality must be maintaining a roadway on a regular basis for the road to be recognized as a year round publicly maintained road.

9.4.29.5.2 Where the Municipality realigns an existing road, the former roadbed may be conveyed to the abutting land owners in accordance with the Municipal Act.

9.59.6 Municipal Road Allowance

9.5.19.6.1 Improvements to unmaintained municipal road allowances shall not be permitted unless the following occurs:

- a) the Municipality declares the road allowance surplus and the municipal road allowance is stopped up and sold in accordance with the provisions of the Municipal Act;
- b) The road is brought up to a municipal standard and assumed by the Municipality for maintenance purposes;
- c) The proponents of the road allowance improvements enter into legal agreement with the Municipality that includes provisions for indemnification of liability, signage and liability insurance; and,
- d) It has been demonstrated that the proposed improvement will have no negative impacts on natural heritage features or on their ecological function.

9.5.29.6.2 The above policy applies to any crossing of an unopened road allowance.

9.69.7 Shore Road Allowances/Crown Reserves

9.6.19.7.1 Where there are shore road allowances or Crown Reserves fronting lots adjacent to recreational water bodies, it is the policy of McDougall to close these allowances and transfer them to the adjoining lot owner except in the following instances:

- a) The lands are necessary for existing access to private property owners or the public;
- b) Where there are important environmental features including Type 1 Fish Habitat; or,
- c) All or a portion of the shore road allowance is flooded land.

9.6.29.7.2 The configuration of shore road allowance in terms of the extension of side lot lines to the water's edge must not prejudice or negatively affect neighbouring properties.

9.6.39.7.3 Buildings and structures may be located on municipal shore road allowances once an application for acquiring the allowance has been filed and in accordance with all other policies of this Plan and the implementing zoning by-law.

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9.79.8 Roads Over Crown Land

~~9.7.19.8.1~~ The Municipality has no objection to the establishment of roads over Crown Land so long as the proponent receives the necessary permission from the Ministry of Northern Development, Mines, Natural Resources and Forestry and so long as it is understood that the Municipality has no responsibility for the maintenance of the road.

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9.89.9 Recreational Trails

~~9.8.19.9.1~~ The Municipality supports the continued program of recreational trails in the region as important components of the areas recreational attractions, economy and transportation system.

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~~9.8.29.9.2~~ The Municipality supports the establishment of trans Provincial trails so long as these trails are appropriately designed, are at the expense of the proponents, and do not adversely impact on any adjacent land owners.

~~9.8.39.9.3~~ Where proposed recreational trails are intended to traverse provincial highways, the proposed crossing will require the prior approval of the Ministry of Transportation.

9.99.10 Railways

9.9.49.10.1 All proposed development within 120 metres of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

9.9.29.10.2 All proposed development within 75 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

9.9.39.10.3 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.

9.9.49.10.4 Where infill development of some sensitive land uses in proximity to railway lines within the Nobel Settlement Area, the requirement for the production of technical studies referenced in this Section of the Plan may be waived by the approval authority due to historical or site specific development circumstances. Requirements shall not be waived where new institutional sensitive land uses are proposed, such as day care facilities and senior's homes, or where development is not considered infill, or the minor rounding out of an existing built-up area.

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SECTION 10 – PARKLAND POLICY

10.1 Council will avail itself of the parkland dedication provisions of the Planning Act.

10.2 The Municipality may take land or cash-in-lieu as a condition of development in accordance with the Planning Act. .

10.3 Council may consider cash-in-lieu of parkland dedication in instances where the land contribution would be too small to reasonably provide any park or open space opportunities.

10.4 In order to simplify parkland dedication or cash-in-lieu for Consents, the Municipality may establish set fees for cash-in-lieu on a per lot basis.

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SECTION 11 – WATERFRONT POLICIES

11.1 Definition

11.1.1 The waterfront area shall consist of all lands adjacent to the recreational waterbodies in the Municipality that are available for waterfront development, with the exception of those lands that are constrained by significant ecological, environmental or physical constraints. Generally, these lands are designated as Waterfront on Schedule A – Land Use Plan.

11.1.2 The depth of the lands adjacent to recreational waterbodies varies but generally these lands are intended to be those lands within the first 300 metres.

11.2 Form of Development

11.2.1 The general form of development includes:

- a) Low density, single detached residential development;
- b) Open space uses;
- c) Tourist commercial uses; and
- d) Access facilities.

11.3 Principles of Waterfront Development

11.3.1 The principles of waterfront development are based upon the relevant objectives of this Plan.

11.3.2 These principles include maintaining the low density residential shoreline density together with occasional tourist commercial uses.

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11.3.3 The character of the waterfront areas shall be preserved.

11.3.4 Waterfront development shall not exceed the carrying capacity of the waterbody.

11.3.5 Natural heritage features and their ecological functions shall be protected.

11.3.6 Waterfront development shall protect and improve water quality.

11.3.7 The Municipality shall consider the scale and visual impact of new development or redevelopment to ensure the new development or redevelopment is in keeping with the character of the waterfront designation.

11.3.8 The Municipality shall ensure that all development is evaluated for risks in terms of traffic, navigation, natural or man-made hazards.

11.4 Water Quality Protection

11.4.1 The preservation of water quality of recreational waterbodies is paramount to the Municipality. The Municipality shall utilize the guidelines set out in the Lakeshore Capacity Assessment Handbook as well as the former Provincial water quality objectives.

11.4.2 The Municipality of McDougall has three types of waterbodies:

- a) Most are warm water lakes that have limited potential for additional development.
- b) There are two coldwater lakes that are deemed to be at capacity, and
- c) The Municipality has several islands and coastal areas along the shore of Georgian Bay.

11.4.3 In the case of Lorimer and Trout Lakes that are deemed to be at capacity, any at capacity lakes shall be subject to the specific guidelines of the Lakeshore Capacity Assessment Handbook.

11.4.4 For all other waterbodies not at capacity including the open waters of Georgian Bay, it is the policy of this Plan to encourage an increased front yard setback for sewage disposal systems, for the purposes of mitigating against the potential of phosphorus loading of the waterbody. It is recommended that sewage disposal systems (either conventional septic tank tile field or Ontario Building Code approved filter beds, or tertiary treatment systems) be encouraged to be located at least 30 metres from the shoreline of the lake.

11.4.5 The area between the shoreline and any development on the land including the septic system shall be maintained in its natural state in order to preserve a vegetative buffer. The restrictions would require that the setback area be altered or disturbed as little as possible, and trees should not be cut, nor vegetation cleared within it so that it functions as a natural shoreline buffer, except for access (a two-metre wide meandering pathway to the shoreline), safety, or selective cutting or limbing for the reasonable provision of views from dwellings or sleeping cabins.

11.4.6 French drains or soakaway pits shall be used for treating stormwater from hard surfaces (roof-tops) as a method of decreasing potential phosphorus impacts to down gradient surface waters.

11.4.7 Prior to the construction of any buildings or septic systems, properly constructed sediment fencing be installed along the inner limit of the required shoreline setback in areas adjacent to or down gradient from the proposed site disturbances and construction activities.

11.4.8 The sediment fencing shall be properly maintained until all construction has been completed and the soils have been fully stabilized following construction to avoid excess sedimentation and potential loss of fish and wildlife habitat.

11.5 New Waterfront Commercial Development

11.5.1 This Plan recognizes that there is a varied but limited number of existing commercial land uses along the shores of recreational waterbodies. These include marinas, cottage rentals, campgrounds and isolated historical businesses.

11.5.2 In considering new commercial uses along the waterfront, the Municipality will require a number of studies to ensure that a proposed development is compatible and appropriate in terms of need, impacts and any mitigation measures. These studies may include, but are not limited to:

- a) Servicing;
- b) Traffic;
- c) Environmental; and,
- d) Site plan.

11.6 Shoreline Structures and Modifications

11.6.1 The principle objectives of the policies for development in the waterfront area of the Municipality of McDougall are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.

11.6.2 There are a range of accessory buildings and structures that can be expected to be developed along the shoreline of the recreational waterbodies. These structures include saunas, docks, pumphouses, storage buildings and gazebos. These buildings and structures may be allowed in the front yard of shoreline properties subject to the provisions of any implementing Zoning By-law and the applicable policies of this Plan.

11.6.3 Boathouses and boatports are waterfront structures that have significant impacts on the natural landscape of the shorelines along the recreational waterbodies. It is the policy of this Plan not to permit boathouses.

11.6.4 Municipalities presently do not have jurisdiction over surface water usage. As a statement of policy, the Municipality does not support the use of live aboard boats as dwelling units; and will not permit floating dwellings or similar structures which are substantially unpowered and supported by a barge type hull or piers capable of remaining in the water year round and which are used for either Residential or Commercial purposes.

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11.6.5 The Municipality of McDougall will provide detailed regulations in the Zoning By-law to regulate docks including but not limited to the following:

- a) The number of docks permitted;
- b) The length of docks;
- c) The size of docks;
- d) The location on the shoreline;
- e) The impacts on navigation;
- f) Safety;
- g) Restricting and prohibiting any structures placed on a dock; and
- h) Limiting lighting.

11.6.6 Any proposed shoreline structure must obtain the necessary approvals or authorities from any relevant government organization.

11.7 Georgian Bay

11.7.1 General

11.7.1.1 In addition to the general policies of this Plan, the lands and islands on Georgian Bay will be subject to the additional policies set out below.

11.7.2 11.7.1.2 Harmonized Planning

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~~41.7.2.4~~11.7.1.3 Unlike many areas of the Province, eastern Georgian Bay is not subject to a regional or area-wide planning framework. The Municipality of McDougall has been part of an initiative to voluntarily recognize the regional values of eastern Georgian Bay through a “harmonized” planning approach by six municipalities that share the coast.

~~41.7.2.2~~11.7.1.4 In 2000, the Province initiated broad consultation and discussion regarding the Great Lakes Heritage Coast. This Crown Land planning initiative encouraged a parallel planning program for private lands along the coast. The Provincial planners for the Great Lakes Heritage Coast welcomed a corresponding planning program for a large portion of the great lakes coast that champions similar principles as the Crown Land planning program.

~~41.7.2.3~~11.7.1.5 The Municipality of McDougall supports a shared policy approach towards a common vision for the Georgian Bay coastline.

~~41.7.2.4~~11.7.1.6 The coast of Georgian Bay faces numerous issues that extend beyond municipal boundaries and across numerous government jurisdictions. All of its local governments recognize its limited carrying capacities but also recognize its opportunities for growth and development that will continue to contribute to the high quality of the region.

~~41.7.2.5~~11.7.1.7 The Municipality will ensure that the natural beauty, wild landscapes, sensitive ecosystems and important heritage and cultural resources along the Georgian Bay will be protected, preserved and enhanced wherever possible.

~~41.7.2.6~~11.7.1.8 Coordination and cooperation between municipal, provincial and federal governments and first nations is essential. For this to be successful best practices and highest quality information for planning and management must be adopted and utilized, data and information sharing must occur openly and freely, and appropriate public processes encouraged.

~~41.7.2.7~~11.7.1.9 The Council of the Municipality of McDougall recognizes and supports the designation of the Georgian Bay by UNESCO as a biosphere reserve. This Plan supports the goals, objectives and principles of the Georgian Bay Biosphere Reserve to promote sustainable development along Georgian Bay.

~~41.7.2.8~~11.7.1.10 The linked integrity of coastal, terrestrial and aquatic ecosystems will be recognized, preserved, maintained and enhanced.

~~41.7.2.9~~11.7.1.11 Cultural heritage values are an important component of the coastline.

~~41.7.2.10~~11.7.1.12 Aesthetic qualities and scenic features will be preserved.

~~41.7.2.41~~11.7.1.13 Water quality is important for maintaining functioning ecosystems and for protecting human health. Water quality will be maintained at a high level and enhanced where possible.

~~41.7.2.42~~11.7.1.14 Water quality will be preserved in terms of natural cycles.

~~41.7.2.43~~11.7.1.15 The protection of night skies from unnecessary light will be a priority in the region.

~~41.7.2.44~~11.7.1.16 Access to coastal waterways is an important community and economic value.

~~41.7.2.45~~11.7.1.17 The Georgian Bay Coast crosses several municipal jurisdictions and any new uses will be compatible with surrounding uses and the broader vision for the Georgian Bay Coast and be encouraged to adopt sustainable practices.

~~41.7.2.46~~11.7.1.18 The Coast is a multi-function area highlighted by a diversity of users and interests and any planning will occur in a way that recognizes that multi- functionality within ecological and social capacities.

~~41.7.2.47~~11.7.1.19 Marinas and marine service establishments are recognized for their essential role in the provision of access and other services to the area's residents and visitors and for their important contribution to local economies. These services will be preserved where possible.

~~41.7.2.48~~11.7.1.20 It is recognized that there is a shortage of marinas in the ~~Township~~Municipality that provide access to Georgian Bay. Opportunities to consider new marinas will be encouraged, but are subject to an Official Plan Amendment and must demonstrate compatibility with nearby uses

~~41.7.2.49~~11.7.1.21 Increased boating traffic is an issue for the Georgian Bay Coast. Discussions with senior levels of government will be undertaken to address issues of congestion, speed, noise and use.

~~41.7.2.20~~11.7.1.22 A traditional mix of uses (residential, tourist commercial and open space uses) along the Georgian Bay Coast should continue.

~~41.7.2.24~~11.7.1.23 Outdoor recreation and tourism opportunities along the coast can contribute to stronger, year-round, more diversified economies within coastal communities, and should be promoted within ecological and community capabilities.

~~41.7.2.2~~11.7.1.24 The Municipality of McDougall is committed to monitoring the health of Georgian Bay shoreline and will meet with Georgian Bay interest groups no less than once per year to review issues, problems and concerns that are relevant to the Georgian Bay coast.

~~41.7.3~~11.7.2 Water levels

~~41.7.3.4~~11.7.2.1 The water levels of Georgian Bay have historically fluctuated over an irregular cycle between ten to twenty years. The Municipality recognizes that the water levels can present challenges for shoreline development and navigation.

~~41.7.3.2~~11.7.2.2 The Municipality will support efforts to stabilize the fluctuating water levels of Lake Huron and Georgian Bay by those organizations seeking solutions for watershed control in the Great Lakes basin.

~~41.7.3.3~~11.7.2.3 In accordance with the policies of this Plan, the Municipality may support dredging or shoreline works for boat ramps for marinas and communities that are necessary as a result of fluctuating waters of Georgian Bay. The Municipality may apply controls to ensure that sedimentation disruption does not create safety or environmental hazards. Dredging and some shoreline works may require prior written approval from the Ministry of Natural Northern Development, Mines, Natural Resources and Forestry and the Department of Fisheries and Oceans.

~~41.7.4~~11.7.3 Georgian Bay Flood Protection Policy

~~41.7.4.4~~11.7.3.1 It is recognized the Georgian Bay is subject to periodic water level fluctuation that may result in loss of life or significant property damage if adequate protection measures are not established.

~~41.7.4.2~~11.7.3.2 In order to minimize risks to new development from flooding no structures shall be constructed below the 178.3 metre contour elevation GSC, on Georgian Bay, except where acceptable flood damage reduction measures are incorporated into building design and approved by Council.

~~41.7.4.3~~11.7.3.3 Furthermore, development may be permitted below the 178.3 metre elevation to the 1:100 year still water flood level (177.8 metre flood elevation), without flood damage reduction measures where it can be demonstrated to the satisfaction of Council that wave uprush is not a necessary consideration.

~~41.7.4.4~~11.7.3.4 To provide flood protection along Georgian Bay, Council:

- a) May require, in the consideration of applications for the subdivision of land or the issuance of building permits for structures, except for docks and non-habitable boathouses, a survey plan identifying the location of the 178.3 metre contour elevation GSC, on Georgian Bay, and shall ensure that development does not occur below this elevation;

- b) Will identify the 178.3 metre contour elevation GSC, on Georgian Bay as the minimum elevation level below which no building openings will be permitted in the Zoning By-law;
- c) Building will not be permitted on sites that would be subject to more than 0.8 metres of flooding under stillwater conditions (i.e. where the minimum elevation of the site before fill is added is below 177.0 metres) unless it implements plans stamped by a qualified engineer or architect showing how the building will be flood-proofed, with protection from the impacts of deep flooding as well as from the force of waves; and
- d) Road access to new development along Georgian Bay must have a minimum elevation of 177.5 metres above Canadian Geodetic Datum.

11.8 Public Access to Water

11.8.1 The lakes and rivers of the Municipality are its most valuable recreational assets. It will be the policy of the Municipality to preserve and expand upon these accesses whenever possible.

11.8.2 The Municipality will generally preserve any road allowances leading to recreational water bodies unless the road allowance has no future potential for access or where the party interested in acquiring the road allowance can provide an alternative access to replace the road allowance.

SECTION 12– COMMERCIAL OR INDUSTRIAL DEVELOPMENT (NON-WATERFRONT)

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- 12.1** It is not possible to predict where new commercial or industrial development may wish to locate in the Municipality. McDougall supports new commercial and industrial uses in all areas of the Municipality subject to the following policies.
- 12.2** A Planning Justification Report will be required from the applicant outlining the nature of the commercial or industrial use and what impacts may occur and what measures would be undertaken to mitigate against those impacts in accordance with Ministry of the Environment, Conservation and Parks D – Series and Noise Guidelines.
- 12.3** All commercial and industrial uses are subject to site plan control.
- 12.4** All proponents of new commercial and industrial uses are required to demonstrate to the satisfaction of the Council that there will be no adverse effects on adjacent sensitive uses.
- 12.5** Where new commercial and industrial uses are proposed on the basis of private services, a Servicing Options Study may be required. For private services to be considered appropriate, only low water demand commercial and industrial uses shall be permitted. Uses permitted shall not include any form of manufacturing or assembly operation that uses water in the processing, cooling, cleaning, or making of the product. Low water demand employment uses shall generally limit water demand and use to potable uses for staff and visitors.
- 12.6** New commercial or industrial uses, which are not low water demand uses, will not be considered on the basis of partial services. Existing commercial or industrial uses, which are not low water demand uses, shall not be added to the water system if private sewage services are to continue to be used to service the commercial or industrial use, except to address circumstances where services have failed.
- 12.7** Consultation with the Ministry of Transportation is required where access is directly onto a Provincial highway, even in those circumstances where an entrance permit has been issued. Where access onto an arterial roadway which intersects with a provincial highway is proposed, the Ministry of Transportation will need to be consulted if the development proposal is within 400 metres of a Provincial highway.

SECTION 13 - RESIDENTIAL AND HOUSING POLICIES

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13.1 General

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13.1 General

- 13.1.1 The primary form of residential development in the Municipality is the detached dwelling whether these are occupied on a year round or seasonal basis. It is likely that future residences will continue to be detached dwellings. Other form of residential development will be considered in accordance with the policies of this Plan.
- 13.1.2 Except as otherwise provided, only one dwelling unit is permitted on each lot of record.
- 13.1.3 Intensification and redevelopment opportunities will be encouraged in appropriate locations. Higher density residential development will be permitted in appropriate locations in accordance with the policies of this Plan.
- 13.1.4 The Municipality shall encourage the development of affordable housing and shall target 10% for all residential development to be affordable housing.

13.2 Additional Units

- 13.2.1 The Planning Act requires municipalities to permit additional units in detached, semi-detached and row house dwellings as well as in accessory building. An additional unit is a separate and self-contained dwelling unit that is subordinate to the primary dwelling and located within the same building or within a detached accessory building on the same lot as a primary dwelling. It is the policy of this Plan to recognize this type of permission subject to the following:
- 13.2.2 Additional units are permitted in all land use designations where detached, semi-detach and row house dwellings and accessory structures are permitted except for the Waterfront designation. Lake planning and development has been determined on the basis of one dwelling unit for each lot of record.
- 13.2.3 An additional unit(s) must demonstrate that the septic system is capable of accommodating the additional units.
- 13.2.4 The character of the detached, semi-detached or row house should be preserved when establishing an additional unit(s).
- 13.2.5 Appropriate standards and provisions shall be established in the Zoning By-law in accordance with the following:

- a) Establish the lots where a additional dwelling unit(s) is permitted

- within the principal dwelling units and within an accessory building;
- b) The use is subordinate in scale and function to the primary dwelling on the lot;
 - c) The use can be integrated into its surroundings with negligible visual impact to the streetscape;
 - d) The use is compatible in design and scale with the built form of the primary dwelling;
 - e) No more than one parking space will be required for a secondary dwelling unit;
 - f) The addition of an additional dwelling unit shall not cause an encroachment into any required yard or height restriction imposed by the Zoning By-law. In the case where an existing dwelling is legally non-complying such addition shall not cause a further encroachment; and,
 - g) The secondary dwelling unit will comply with the Ontario Building Code, Ontario Fire Code, and all other applicable requirements.

13.3 Trailers and Mobile Homes

- 13.3.1 The Municipality of McDougall does not permit the use of travel trailers in place of conventionally built, single detached dwellings. This restriction does not apply to the placement of travel trailers on a property that has an existing single detached dwelling where the trailer functions as an accessory building or where a trailer is placed on a property for storage or for sale. In addition, a trailer may be a permitted accessory building where such a building or structure is a permitted use.
- 13.3.2 Mobile homes and Park Model Trailers are not permitted as single detached dwellings. However, modular homes are allowed so long as they are placed on permanent foundations.
- 13.3.3 Trailer parks and mobile home parks may be permitted on properties with commercial zoning and regulated by a by-law under the Municipal Act.
- 13.3.4 Upon application, the Municipality may allow the temporary use of a trailer on a property where a building permit may be issued for a main dwelling, and such trailer may be located on the subject property for the period required to construct the main dwelling so long as the period does not exceed three years.

13.4 Home Occupations and Home Industries

- 13.4.1 Home occupations that are conducted entirely within a residential dwelling on a residential property and such businesses are considered to be secondary to the principal residential use of the property.
- 13.4.2 Home occupations and home industries are permitted in all designations and subject to the following:

- a) The business must satisfy all statutory requirements for emissions and waste management;
- b) The business will clearly be secondary and incidental to the residential use;
- c) The business will be conducted by those persons who occupy the dwelling on a permanent basis. A home industry may have up to two additional employees that do not reside in the principal dwelling on the lot;
- d) Sufficient lot area must exist to accommodate a residence, the associated business and any parking;
- e) Only a limited portion of the dwelling will be used for the business when a home occupation;
- f) Where the home industry business is located in an accessory building, the size of the building will be limited and lot coverage provisions will not be exceeded;
- g) The residential character and appearance of the property and the neighbourhood will be maintained;
- h) The external residential appearance of the dwelling will be maintained and any signs are restricted in size subject to the Municipality's sign by-law;
- i) The business will be compatible with adjacent residences and the neighbourhood;
- j) The business will have no negative environmental impacts or adverse effects;
- k) The business will not be a high traffic generator;
- l) The business traffic will not impact negatively upon a Provincial highway;
- m) The business will be a low water user and sewage effluent producer;
- n) There will be no outdoor storage or display;
- o) For home occupation, no more than 25% of the total floor area of the dwelling including the basement, shall be used for the business; and
- p) For home industry, an accessory building or shop does not generally exceed 300 square metres.

13.4.3 The implementing Zoning By-law may establish the uses allowed for each residential-type zone and operational criteria for each type of home business.

13.5 Bed and Breakfasts

13.5.1 Bed and breakfasts are permitted in any residential designation.

13.5.2 Bed and breakfasts are not permitted within the Waterfront designation.

13.6 Group Homes

13.6.1 Group homes are permitted in the Nobel Settlement Area Designation and the Rural Designation.

13.7 Garden Suites

13.7.1 Garden Suites as defined in the Planning Act may be permitted in any Rural, Rural Residential designation, and the Nobel Settlement Area designation.

13.8 Rental Accommodations

13.8.1 This Plan recognizes that there are a variety of rental accommodation uses within the Municipality. These may include rental cottages, resorts, campgrounds, bed and breakfasts and dwellings that are rented on a short-term basis. These rental accommodations may be considered appropriate in some residential areas provided that they are adequately zoned and regulated to avoid land use conflicts with the surrounding areas. Unlike accommodation uses in areas that are designated or zoned commercial, residential neighbourhoods require special attention to ensure the quiet and private enjoyment of residential living which is expected. Accommodation uses shall avoid disruption to adjacent residential uses through the mitigation of potential impacts including noise control, waste management, trespass, environmental protection, setbacks, buffering, parking, traffic, performance standards and any relevant operational controls.

13.8.2 No person shall use any dwelling or seasonal dwelling on a lot zoned for residential use for any rental accommodation that is considered "short-term accommodation", unless the property is zoned in a commercial zone that permits commercial accommodation uses.

13.8.3 For the purposes of this Plan "short-term accommodation" is defined as a use, building or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for the travelling or vacationing public for any period less than ~~thirty (30)~~ninety (90) consecutive calendar days, throughout all or any part of a calendar year by any individual, organization or corporation either continuously or as an aggregate in any given calendar year. Short-term accommodation shall not mean or include a motel, hotel, bed and breakfast, tourist establishment, cottage resort or commercial resort. A residential or seasonal dwelling unit that rents, leases, or assigns the said dwelling for a period greater than 30 consecutive calendar days throughout all or any part of a calendar year is not considered a "short-term accommodation" unit.

13.8.4 The scale and intensity of any short-term accommodation use may affect the degree of potential disruption in the surrounding neighbourhood. Such accommodation uses should be regulated to ensure that the residential character is generally maintained. Such use shall be directed toward a commercial or other appropriate designation and shall be prohibited within a single detached residential neighbourhood unless specifically zoned for short-term rentals.

13.8.5 The Municipality may pass a By-law requiring a license for any permitted short-term accommodation uses.

SECTION 14 – NATURAL HERITAGE

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SECTION 14 – ENVIRONMENT

14.1 General

14.11.1 General

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14.1.1 The Municipality of McDougall recognizes that there are a number of known, as well as unknown natural heritage features and areas, which are linked by natural corridors in the Municipality. Together, these areas comprise the ~~Township's~~Municipality's Natural Heritage System. It is also understood that there is legislation, regulations, Provincial policies, guidelines and manuals prescribing measures to recognize, protect and preserve natural heritage features. This Plan recognizes the responsibility of the Municipality together with its associated approval authorities to make decisions that reflect these legislative and policy requirements.

14.1.2 The diversity and connectivity of natural features and the long-term ecological function and biodiversity of the Municipality's Natural Heritage Systems shall be maintained, restored, or improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features.

14.1.3 Natural heritage features and areas come from the Provincial Policy Statement include the following elements:

- Fish habitat;
- Habitat of endangered species and threatened species;
- Provincially Significant Wetland;
- Significant Wildlife Habitat;
- Areas of Natural and Scientific Interest;
- Nesting Sites;
- Moose Calving Sites;
- Moose Aquatic Feedings Areas; and,

- 14.1.4 Moose Wintering Areas. Due to the sensitivity of some of the features listed above, all features may not be identified on Schedule B of the Plan. Although this information is not available to the public, prior to and during the review of development proposals, the internal data is utilized by Municipal staff for screening purposes.
- 14.1.5 Important habitat and natural values are constantly changing. As these habitats and values change, the Schedules of this Plan will be updated. As these changes are usually minor in nature, formal amendments will not be required.
- 14.1.6 Prior to development and/or site alteration, the Municipality may require a site-specific impact assessment to confirm the location or presence of natural heritage features.
- 14.1.7 The Province has provided information on known natural heritage features and this data has been compiled and added as Schedule B to this Plan.
- 14.1.8 The Municipality and Planning Board and Municipality will use this data to determine the need for an Environmental Impact Study.

14.2 Provincially Significant Wetlands

- 14.2.1 The Municipality recognizes the importance of wetlands. Wetlands play a vital part in preserving important wildlife, fishery, flora and fauna ecosystems. It is the intention of the Municipality to protect wetlands and restrict development on, in or adjacent to wetlands unless it may be demonstrated that there are no negative impacts on the natural features or ecological function of the wetland.
- 14.2.2 The Ministry of Northern Development, Mines, Natural Resources and Forestry evaluates the biological, social, hydrological and special features of wetlands to determine their relative significance in Ontario and identifies certain areas as Provincially Significant Wetland.

14.2.3 No development or site alteration is permitted within Provincially Significant Wetlands or Significant Coastal Wetlands.

14.2.4 Where development and/or site alteration is proposed within 120 metres of the boundary of a Provincially Significant Wetland, the proponent shall provide the Municipality with an Environmental Impact Study, which demonstrates that there will be no negative impacts on the wetland or its ecological function. Where warranted by site and species-specific factors, development proposals further than 120 metres the Provincially Significant Wetland may also require an Environmental Impact Statement.

14.2.5 Changes to the boundaries of a Provincially Significant Wetland shall not require an amendment to the Official Plan. The approval of the Ministry of Northern Development, Mines, Natural Resources and Forestry is required for any refinements to the boundary of a Provincially Significant Wetland.

14.3 Other Wetlands

14.3.1 Development and/or site alteration shall not be permitted within an ~~unevaluated wetland or within 120 metres of an unevaluated wetland~~ Other Wetland unless an Environmental Impact Statement demonstrates that there will be no negative impact on the ~~Provincially Significant Wetland~~ wetland or its ecological function.

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14.4 Significant Wildlife Habitat

14.4.1 Significant wildlife habitat is described in four general categories:

- Habitats of seasonally concentrated animals;
- Rare vegetation communities or specialized habitat for wildlife;
- Habitat of species of conservation concern; and,
- Animal movement corridors.

14.4.2 Development and site alteration shall not be permitted within areas identified as significant wildlife habitat unless an Environmental Impact Statement demonstrates that there will be no negative impact on the natural features or their ecological function.

14.4.3 Where development and site alteration is proposed within 120 metres of significant wildlife habitat, the Municipality shall require the proponent to prepare an Environmental Impact Statement in accordance with the policies of this Plan. It must be demonstrated that there will be no negative impacts on the natural features or their ecological functions.

14.4.4 These policies shall apply to Moose Aquatic Feedings Areas, Nesting Sites and Moose Wintering Areas.

14.5 Fish Habitat

- 14.5.1 The Municipality supports the management of fisheries. Such management has important economic, social and environmental benefits. It is also recognized that it is the mandate of the Department of Fisheries and Oceans to protect and preserve fish habitat under the Federal Fisheries Act. Under this Act, fish habitat is defined as spawning grounds and nurseries, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.
- 14.5.2 Only development and site alteration in accordance with Provincial and Federal regulations shall be permitted within Fish Habitat. Other development and site alteration shall not be permitted within fish habitat unless an Environmental Impact Study demonstrates that there will be no negative impact on the fish habitat or its ecological function.
- 14.5.3 Where development and site alteration is proposed within 120 metres of fish habitat, the development should be designed to ensure that there are no negative impacts on the natural features or their ecological functions. The Municipality may require the proponent to prepare an Environmental Impact Statement in accordance with the policies of this Plan.
- 14.5.4 Development and site alteration shall not be permitted within Fish Habitat unless an Environmental Impact Study demonstrates that there will be no negative impact to the fish habitat or its ecological function. ~~that there will be no negative impact on the fish habitat Ministry of Northern Development, Mines, Natural Resources and Forestry or its ecological function.~~
- 14.5.5 This Plan directs the Zoning By-law to establish a minimum 15 metre setback for structures along warm water streams and a minimum of 30 metres setback for cool or cold water streams, in order to protect fish habitat. -
- 14.5.6 The Municipality may include increased setbacks and requirements for vegetative buffers along sensitive shorelines of creeks, rivers and cool or cold watercourses.

~~14.6 AREAS OF NATURAL AND SCIENTIFIC INTEREST~~

~~14.6 Areas of Natural and Scientific Interest~~

- 14.6.1 There are two types of Areas of Natural and Scientific Interest (ANSI). These include earth science ANSI's and Life Science ANSI's. ANSI's 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. ANSI's are identified on Schedule B.

14.6.2 Prior to Development and Site Alteration occurring within an ANSI, an Environmental Impact Study shall be submitted to the satisfaction of the Municipality or applicable agency demonstrating that there will be no Negative Impact on the natural features or ecological function of the ANSI.

14.6.3 Prior to Development or Site Alteration occurring on lands adjacent to an ANSI, an EIS shall be submitted to the satisfaction of the ~~Township~~Municipality or applicable agency demonstrating that there will be no Negative Impact on the natural features or ecological function of the ANSI. An Environmental Impact Study may be required by the ~~Township~~Municipality for Development of lands which are beyond the adjacent lot where it is deemed appropriate in a site specific case but shall generally not be required for single unit residential dwelling Development beyond the adjacent lot.

14.7 HABITAT OF ENDANGERED OR THREATENED SPECIES

14.7.1 The Municipality recognizes the importance and value of protecting the habitat of endangered or threatened species. The exact location of habitat for these species is considered sensitive information and cannot be shown on Schedule B but will be used by the ~~Township~~Municipality when development or site alteration is proposed. The ~~Township~~Municipality may consult with Ministry of Northern Development, Mines, Natural Resources and Forestry on matters related endangered or threatened species.

14.7.2 The Endangered Species Act requires that the habitat of species listed on the Species at Risk in Ontario List as an endangered or threatened species, shall not be damaged or destroyed, except in the accordance with provincial and federal standards.

14.7.3 All development must ensure that the habitat of threatened or endangered, species is protected. No development or site alteration shall be permitted in the habitat of endangered or threatened species.

14.7.4 Where development is proposed adjacent to the habitat of endangered or threatened species an environmental impact study may be required to ensure development and site alteration does not occur within habitat except in accordance with provincial and federal standards.

14.7.5 Where development is proposed in areas that have the potential to contain habitat of endangered or threatened species, an Environmental Impact Study shall be required.

14.7.6 Where an Environmental Impact Study has been prepared, prior to approving any development the ~~Township~~Municipality shall ensure, through land use planning controls, that the appropriate measures are in place to mitigate potential negative impacts to the habitat of endangered and threatened species. If an Environmental Impact Study identifies species-at-risk habitat the Environmental Impact Study shall be circulated to the Ministry of Northern Development, Mines, Natural Resources and Forestry. As a condition of an approval under the Planning Act, the proponent may be required to obtain an authorization from the Ministry of Northern Development, Mines, Natural Resources and Forestry, or a written indication from Ministry of Northern Development, Mines, Natural Resources and Forestry that an application under the Endangered Species Act is complete and will likely meet the legislated requirements of the Act.

14.8 Adjacent Lands

14.8.1 Adjacent lands are the lands relevant to which impacts of a development must be considered. Development and site alteration on adjacent lands is not permitted unless it has been demonstrated through the completion of an Environmental Impact Study that there will be no negative impacts on the natural features and their ecological functions. The effect of a development proposal on features must be considered when the proposed development is within:

- a) 120 metres of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 2 hectares;
- b) 50 metres from the boundary of a Provincially or regionally significant Area of Natural and Scientific Interest (earth science);
- a) 120 metres from the boundary of a Provincially or regionally significant Area of Natural and Scientific Interest (life science); and,
- c) 300 metres of at-capacity inland lake trout lakes on the Canadian Shield.

14.9 Crown Land

14.9.1 There is a significant amount of Crown Land in the Municipality of McDougall. The geographic Township of Ferguson has approximately 65 percent of its land base as Crown Land while the geographic Township of McDougall is approximately 22 percent Crown Land.

14.9.2 The policies of the Official Plan and Zoning By-law are not binding on Crown Land activities. The use of Crown Lands will be determined by the Province with regard for the established planning policies of the Municipality. The Ministry of Northern Development and Mine, Natural Resources and Forestry issues mining leases, Exploratory Licenses of Occupation, mining claims and other forms of land tenure on Crown Land.

14.9.3 Parks and Conservation Reserves are identified on Schedule B. Crown Land is identified on Schedule A to the Official Plan and identified in the implementing Zoning By-law.

14.9.4 The Municipality supports the Ministry of Northern Development, Mines, Natural Resources and Forestry and its management programs for Crown Land.

14.9.5 Council may be concerned over conflicts that occur between parks, Conservation Reserves and historical uses that are permitted in these protected areas. Council will support whatever measures are available to resolve these conflicts in favour of historical land use activities.

14.10 Forestry

14.10.1 Forestry is an important resource use in the rural areas of the Municipality. There is a large amount of private and Crown Land that is managed for forestry uses. The Municipality supports the Province and its associated Crown corporations in the management of McDougall forests.

14.10.2 The Municipality will require adequate setback for development from developed area to forestry uses and from waterbodies to minimize environmental impact.

14.10.3 No clear cutting of forests as part of a forestry operation will be permitted in McDougall unless such operations are in accordance with timber management plans prepared through the Province or its designated agents in consultation with Council.

14.10.4 The Municipality may pass a tree cutting by-laws to regulated the removal of trees.

14.10.5 Development on land adjacent to Crown Land must be compatible with any forestry operations or management plans.

14.11 Hazard Lands

14.11.1 There are a number of natural hazards that occur in the Municipality of McDougall. These include the regulatory flood elevations (floodplain) for Mill [Lake](#), [Portage Lake](#), Georgian Bay and other rivers and lakes within the Municipality. Steep slopes and erosion hazards adjacent to waterbodies and watercourses are also natural hazards

14.11.2 The primary area of concern over natural hazards in McDougall includes the low areas along the shoreline of the various watercourses located within the Municipality. The regulatory floodplain- is defined as the greater of:

- a) The "100 year flood" which is the area that would be flooded on average once in 100 years; or

- b) The "Regional Flood" which is the area flooded by a storm modelled on a particularly intense flood which occurred in Timmins in 1961, and could occur in this area.

14.11.3 In 1995, the Ministry of Northern Development, Mines, Natural Resources and Forestry provided regulatory flood elevation information for the comprehensive Zoning By-law of the Township of McDougall. The Ministry of Northern Development, Mines, Natural Resources and Forestry identified a regulatory floodplain on Mill Lake and Portage Lake, upstream of the Mill Lake Dam and east of Nobel Road (former Highway 69) of 195.0 metres above Canadian Geodetic Datum.

14.11.4 All floodplains (of lakes, rivers and streams) will be placed in a separate restrictive land use category in the Zoning By-law implementing this hazard lands policy that permits only those uses that do not require structural development or site alteration, including the placement of fill. An exception could be made for Georgian Bay, as discussed above (except for at the mouth of inflowing streams and rivers).

14.11.5 New development or site alteration, including the placement of fill, is generally not appropriate on Mill Lake and Portage floodplain lands. However, there could be an exception for Georgian Bay where new development or site alteration within the floodplain of Georgian Bay would not affect flood levels and velocities on other properties (except at the mouth of inflowing streams and rivers); any development permitted must be adequately flood-proofed to 178.3 above Canadian Geodetic Datum.

14.11.6 The expansion of existing non-conforming uses will not be permitted within floodplains, except in those circumstances where the minor addition will not contribute to flood flows.

14.11.7 New lots will not be created where there is no adequate building envelope outside of the floodplain or where safe access/egress is not available during times of flooding.

14.11.8 Development and site alteration shall be prohibited in areas with potential erosion hazards, unless it has been demonstrated that the site and its access would be safe using the 100 year erosion rate. This should consider erosion potential under average water levels, under regulatory flood conditions and whether future site alteration on or adjacent to a site would increase the hazard.

SECTION 15 — MINERALS AND MINERAL AGGREGATE RESOURCES

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15.1 Mineral Extraction

- 15.1.1 The mineral potential of lands within the Municipality is low. New mining operations will only be considered by an amendment to this Plan, and in keeping with the Mining Act.
- 15.1.2 Mineral resources will be protected for long-term use and mining operations will be protected from activities that would preclude or hinder their expansion or continued use or be incompatible for reasons of public health, safety or environmental impact. In or adjacent to areas of known mineral resources or mining activity no development and activities will be permitted that would preclude or hinder the establishment of new operations or access to the resources unless it has been demonstrated that:
- a) The resource use would not be feasible; or
 - b) The proposed land use or development serves a greater long-term public interest; and
 - c) Issues of public health, public safety and environmental impact are addressed.
- 15.1.3 Sensitive uses will be separated and/or buffered from mining operations in accordance with provincial legislation, policies and guidelines.
- 15.1.4 Rehabilitation will be required when mining operations have ceased. Progressive rehabilitation should be undertaken wherever feasible.

15.2 Mineral Aggregate Resources

- 15.2.1 The Municipality of McDougall is designated under the Aggregate Resources Act. Only those existing aggregate resources operations that are licensed under the Aggregate Resources Act will be recognized in the Municipality's zoning by-law.
- 15.2.2 Existing active and inactive sites are shown on Schedule B of the Official Plan.
- 15.2.3 The aggregate resource potential mapping is included in Appendix 3 of the Official Plan.

- 15.2.4 It is understood that any new pits and quarries proposed in the municipality will be required to comply with the licensing criteria set out in the regulations under the Aggregate Resources Act. Because of the costs associated with undertaking any assessments related to obtaining a new pit or quarry license, it is most likely that limited new pits or quarries are likely to be established over the period of this Plan. Notwithstanding this reality, the Municipality supports the establishment of new pits or quarries subject to complying with the Aggregate Resources Act requirements.
- 15.2.5 Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.
- 15.2.6 In order to protect legally existing pits and quarries or areas of significant aggregate reserves, incompatible land uses and activities will generally not be permitted adjacent to these areas. Where site specific studies have not been undertaken the Ministry of Environment, Conservation and Parks D Series Guidelines shall apply. The area of influence for pits and quarries is 1000 metres and the minimum separation distance is to be 300 metres for pits and 500 metres for quarries with the relevant land use compatibility guideline.
- 15.2.7 The Province has provided mapping of existing sand and gravel deposits in the municipality. This mapping is attached as Appendix 3 to this Plan. Mineral aggregate resources will be protected for long-term use and the municipality will make use of this data when assessing any new development to ensure any compatibility issues are resolved as part of a development review.
- 15.2.8 In or adjacent to areas of known mineral aggregate resources no development and activities will be permitted that would preclude or hinder the establishment of new operations or access to the resources unless it has been demonstrated that:
- a) The resource use would not be feasible; or
 - b) The proposed land use or development serves a greater long-term public interest; and
 - c) Issues of public health, public safety and environmental impact are addressed.
- 15.2.9 A study may be required to address each of the above criteria prior to any change in land use where a development is proposed in significant aggregate reserves or adjacent areas.
- 15.2.10 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 or rezoning 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.

15.2.11 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. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

15.2.12 Aggregate recycling facilities that are accessory to a pit or quarry are permitted within a licensed site as a secondary use.

15.2.13 Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.

~~15.2.13~~

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SECTION 16 – ENVIRONMENT

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16.1 General

16.1.1 All levels of government have jurisdiction over water quality, soil contamination, waste management and air quality.

16.1.2 Any new or enlarged waste disposal or water supply systems may require an amendment to this Plan and must be approved in accordance with the Environmental Protection Act and/or the Environmental Assessment Act.

16.1.3 This Plan recognizes that the Ministry of the Environment, Conservation and Parks establishes a number of guidelines to supplement the Province's air, noise and odour approvals under the Environmental Protection and Ontario Water Resources Act. The Municipality will continue to recognize these guidelines when reviewing land use compatibility for any of its planning approvals.

16.1.4 All proposed development in the Municipality of McDougall shall meet Provincial standards for air, ground, light, noise and water pollution control.

16.1.5 Where development is proposed and the subject lands have the potential to be contaminated due to previous use, development applications shall be accompanied by a Ministry of the Environment, Conservation and Parks acknowledged Record of Site Condition, and, if necessary, a site remediation plan prepared in accordance with the Ministry's Guidelines for the Decommissioning and Clean-Up of Sites in Ontario.

16.1.6 A proponent is responsible for hiring a qualified consultant to conduct Phase 1 and Phase 2 studies on any potentially contaminated sites.

16.1.7 Where development is proposed on lands which include, or are abutting or are within 1000 metres of lands affected by mine hazards or former mineral resource operations, the development will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed. The approval authority will require documentation from a development proponent to this effect. Alternatively, confirmation will be required from a qualified professional that the lands proposed for development are not affected by the mine hazards.

16.2 Landfill Impact Area Overlay

16.2.1 The area outlined on Schedule A as Landfill is subject to the following policies in addition to the other general and land use policies of this Official Plan. This area may be referred to as the McDougall Road Landfill Impact Area.

16.2.2 It is recognized that the lands within approximately 500 metres of the McDougall Road Landfill Site may be impacted by leachate migrating therefrom.

16.2.3 It is the policy of the Council of the Municipality of McDougall to continue to maintain and introduce remedial works for the purpose of improving the quality of the ground water migrating from the Landfill Site to a standard which meets the Reasonable Use Guidelines administered by the Ministry of the Environment, Conservation and Parks as soon as practicable.

16.2.4 The lands within the McDougall Road Landfill Impact Area are designated Rural on Schedule A to this Plan. While the Rural designation represents the least intensive form of development policies contained in the Official Plan, there are a wide variety of activities allowed including new homes, industrial and commercial uses.

16.2.5 While the Rural land use designation will continue to apply within the McDougall Road Landfill Impact Area, the following additional policies will govern development within the boundary identified McDougall Road Landfill Impact Area:

16.2.6 A D-4 Study shall be completed prior to development occurring within the McDougall Road Landfill Impact Area Overlay.

SECTION 17 – CULTURAL HERITAGE RESOURCES
SECTION 17.

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17.1 General

- 17.1.1 For the purpose of this Plan, cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. The conservation of significant cultural heritage resources is encouraged.
- 17.1.2 Council may designate individual properties or areas as Heritage Conservation Areas pursuant to the Ontario Heritage Act in order for conservation options to be considered when there are development related impacts.
- 17.1.3 The Municipality shall make every effort to conserve significant cultural heritage resources when undertaking of municipal public works or environmental assessment projects. When necessary, technical cultural heritage studies (e.g. archaeological assessment, conservation plan or heritage impact assessments will be required to mitigate any adverse impact to significant resources as outlined by the heritage conservation policies contained within this Plan.
- 17.1.4 Council will require technical cultural heritage studies (e.g. conservation plan, heritage impact assessment and/or archaeological assessment) to be conducted by a qualified professional whenever a development or site alteration has the potential to affect a protected heritage property or a property with potential cultural heritage value or interest.

17.2 Archaeological Resources

- 17.2.1 The Municipality recognizes that there may be areas of archaeological potential in McDougall. Areas of archaeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan.
- 17.2.2 The Municipality shall require an archaeological impact assessment prepared by an archaeologist licensed under the Ontario Heritage Act as a condition of any development proposal affecting:
- a) An area containing archaeological sites;
 - b) In areas in close proximity to an identified archaeological site; and,
 - c) In or adjacent to areas exhibiting archaeological potential.
- 17.2.3 Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented and conserved. Any alterations to known archaeological sites will only be performed by licensed archaeologists.

17.2.4 Council shall require an archaeological assessment and when an identified marked or unmarked cemetery or burial site is affected by land use development. The provisions under the Ontario Heritage Act and the Funeral Burial and Cremation Services Act shall apply. Development shall be guided by this legislation and any direction from the Ministry of Government and Consumer Services.

17.3 Built Heritage Resources and Cultural Heritage Landscapes

17.3.1 Pursuant to the Ontario Heritage Act Council may by by-law, and in consultation with the municipal heritage committee, if one has been established:

- a) Designate properties to be of cultural heritage value or interest;
- b) Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and
- c) Designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

17.3.2 Council shall protect and enhance the distinguishing qualities and character of cultural heritage landscapes.

17.3.3 The municipal clerk shall maintain a register heritage properties which will include properties that have been designated under Part IV and Part V of the Ontario Heritage Act, and properties that have not been or cannot be designated but municipal council considers to be of cultural heritage value or interest.

17.3.4 Pursuant to Section 28 of the Ontario Heritage Act the municipality may establish a Municipal Heritage Committee to advise and assist council on matters related to Parts IV or Part V of the Act. Council may wish to expand the role of the committee to advise and assist Council on other matters of cultural heritage conservation.

17.3.5 Council shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

17.3.6 Council shall encourage the protection of public views and sightlines to significant cultural heritage resources, through the development of area-specific community design guidelines.

17.3.7 Council may designate, under the Ontario Heritage Act, one or more heritage conservation districts within the municipality.

17.3.8 Prior to the designation of a heritage conservation district(s), Council:

- a) Must have provisions and policies in an official plan pertaining to the establishment of heritage conservation districts;
- b) Should pass a by-law defining an area or areas to be examined for future designation as a heritage conservation district(s); and,

- c) 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.

SECTION 18 -- PUBLIC USES

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18.1 Public Parkland

- 18.1.1 Public parkland is a permitted use in any designation on Schedule A including any accessory uses thereto.

18.2 Public Utilities

- 18.2.1 Nothing in this Plan shall prevent the use of land or the establishment of any building or structure by the Municipality or a public utility in any area except Wetlands and except that a sewage disposal plant, garbage disposal area, transfer station; or any public works garage or yard shall not be located in a residential or recreational area unless specifically zoned for that purpose. Any building or structure connected with a public utility undertaking shall be located and designed in a manner which does not detract from the amenity or property values in the area and are not to be located in hazard land areas.

18.3 Energy

- 18.3.1 Existing energy and communication facilities and the development of new facilities will be permitted without amendment to this Plan, provided that the development satisfies the provisions of the Environmental Assessment Act and other relevant regulations, and is carried out having regard to the provisions of this Plan.

- 18.3.2 Where energy or communication facilities or utilities are proposed, they will be designed and located to avoid potential adverse environmental, social, health and aesthetic impacts. In this regard, the following should be considered:

- a) The location of facilities, where possible, to reduce overall numbers;
- b) Locating facilities within or along existing utility or transportation corridors;
- c) Setback from waterbodies and the impact of the structure on the lake horizon;
- d) Construction of towers and antennas to heights below those requiring lighting devices in order to help preserve the night sky; and,
- e) The impact on natural areas including fish and wildlife habitat and wetlands.

- 18.3.3 Proponents of energy and communication facilities shall consult with the Municipality regarding the location of new facilities and may be requested to consult with the public.

18.4 Waste Disposal/Transfer Stations

- 18.4.1 New public transfer stations or public sanitary landfill sites are permitted, subject to a Zoning By-law Amendment.
- 18.4.2 In developing any area for waste disposal sites or transfer stations, the following conditions shall be regarded:
- a) Disposal of all refuse shall be by means of a suitable method, which ensures that all waste materials are permanently and completely buried;
 - b) A buffer strip shall be located between the waste disposal or transfer station area and any other area which is or is likely to become developed during the period in which the area will be used for disposal purposes. This buffer shall contain trees and shrubs to prevent visibility of any part of the disposal operation from the surrounding areas or streets;
 - c) Adequate precautions shall be made to prevent pollution of any watercourse by the disposal operation;
 - d) Regard shall be had to prevailing winds to prevent obnoxious odours, fumes and similar nuisances to be carried by these winds over developed areas, either existing or proposed;
 - e) The Municipality shall seek advice of the appropriate agencies concerned with the management of waste before permitting the waste disposal sites to be opened; and,
 - f) All waste management systems are subject to approval under the Environmental Assessment Act. Environmental assessments may be required.
- 18.4.3 All waste management sites shall be covered by current Ministry of the Environment, Conservation and Parks Certificates of Approval under the Environmental Protection Act.
- 18.4.4 Council shall support 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.

SECTION 19 – LAND USE POLICIES

The provisions of this part of this Plan shall apply to those areas designated on

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19.1 Rural

19.1.1 This designation will generally apply to most of the inland areas of the Municipality which do not front on recreational waterbodies. Land uses permitted in this category shall include:

- a) Residential
- b) Forestry
- c) Rural commercial uses
- d) Rural industrial use
- e) Tourist commercial uses
- f) Conservation uses
- g) Agricultural uses, agriculture-related uses and on-farm diversified uses
- h) Other rural land uses
- i) Market gardening uses
- j) Raising of fur bearing animals
- k) Churches
- l) Schools
- m) Hospitals
- n) Institutions
- o) Cemeteries
- p) Country clubs
- q) Open air recreational uses; and
- r) Any uses connected with government utilities or departments.

19.1.2 Pits and expansions to existing quarries are permitted in the Rural designation subject to all other policies of this Plan. New Quarries shall require an Official Plan Amendment.

19.1.3 It is a basic objective of this Plan to require larger lot ~~lot~~ area and lot frontages in the rural areas and along the major public roads.

19.1.4 Where it is determined a Plan of Subdivision is not required to ensure proper and orderly development, the land to be developed may be divided by Consent. Consents to create new lots in the Rural designation will be subject to the following:

- a) the resulting development will not contribute to an unreasonable demand for the enlargement of municipal services;
- b) the lot sizes are generally greater than 1.0 hectares and road frontages are approximately 100 metres.

~~c) A maximum of four three severed lots and one retained lot are~~

- ~~permitted on a lot having a lot area of 40 hectares or greater, as existed on _____.~~
- ~~d) A maximum of two severed lots and one retained lot are permitted on a lot having a lot area of between 20 and 40 hectares, as existed on _____.~~
- ~~e) A maximum of one severed lot and one retained lot are permitted on a lot having a lot area of less than 20 hectares, as existing on _____.~~
- ~~f)c) The lots should not adversely affect areas of mineral aggregate or forestry production, recreational uses or environmentally sensitive areas.~~
- ~~g)d) New lot creation must provide confirmation that sufficient capacity exists for treatment capacity for hauled sewage.~~
- ~~h)e) New lots having a lot area less than 0.8 hectares shall only be permitted if supported by a hydrogeological study demonstrating that a smaller lot area is appropriate.-~~
- f) Where multiple lot creation is proposed following the adoption of this Plan, supporting studies such as hydrogeological, traffic environmental or other studies referenced in this Plan may be required by the Municipality in order to confirm conformity of the proposed lots with this policies of this Plan.

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19.2 Rural Subdivisions

- 19.2.1 It shall be the policy of the Municipality only to recommend to the approval authority those Plan of Subdivisions which comply with the policies of this Plan. Before recommending a Plan of Subdivision to the Planning Board, Council will ensure that the area to be subdivided can be provided with the necessary services and amenities, and that the proposed development will not adversely affect the economy of the ~~Township~~Municipality. Council will also consult with relevant government agencies. All Plan of Subdivision shall include a Subdivision Agreement between the Municipality and the developer. Subdivisions shall not be permitted on a private road.
- 19.2.2 Special attention will be given to proposals for the development of lands, which are located on, or adjacent to lake front land, in order to provide opportunity to obtain and preserve both private and public open space. Further concerns will be met in regard to the environmental impact which the development of such lands may have on the quality of the water bodies within the Municipality.
- 19.2.3 It is the intent of this Plan to encourage new residential development to locate primarily within the Settlement Areas, and secondarily as infilling within existing "built-up areas", and "waterfront areas". Locally appropriate new residential Plan of Subdivisions, however, may establish outside of these areas in accordance with the policies of this Plan, and subject to the following:
- a) A Planning Justification Report which addresses the need for the development, in light of projected demand and available opportunities for development within the Settlement Areas;

- b) An Official Plan Amendment and Zoning By-law Amendment;

19.2.4 In determining the appropriateness of proposed rural subdivision development, Council shall consider:

- a) The proximity of the development to major roads;
- b) The proximity of the development to community facilities, schools and other services;
- c) The impact of the proposed development on the financial and environmental resources of the ~~Township~~Municipality;
- d) The cumulative impact of rural residential development on the financial and environmental resources of the ~~Township~~Municipality; and,
- e) All applications for new development shall be accompanied by the supporting studies that are deemed to be appropriate through pre-consultation or required by the policies of this Plan;

19.2.5 Generally, where new lots are to be created for the purposes of resource uses including a hunt camps or maple syrup operations; frontage on a public road may not be required provided that a legal right-of-way can be obtained.

19.2.6 All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development.

19.3 Communication Towers

- 19.3.1 It is recognized that communication towers and radio antennae fall outside –the jurisdiction of the Municipality. However, it is recognized by those Federal agencies that have jurisdiction over such installations that local policy and zoning should be considered and that appropriate action should be taken to ensure that federal influence on land and local environments has a positive impact.
- 19.3.2 Prior to the location and construction of new towers, a public information meeting will be required with notice given to neighbouring property owners. The circulation to the public will be the maximum permitted by any senior levels of Government or their agencies.
- 19.3.3 The Municipality is primarily concerned over the impacts that new towers will have on the physical and natural environments. The sighting of towers shall consider the impacts on the views and aesthetics of the area around the tower. In this regard, antennae should consider sharing towers wherever possible to minimize the number of these structures.
- 19.3.4 Buffering and screening of new towers shall be encouraged. The Municipality will require the camouflaging of new towers so that they blend in with the natural forest cover.

19.4 Rural Commercial and Institutional Uses

19.4.1 This Plan anticipates that rural commercial and institutional uses which primarily serve the needs to the rural area or the travelling public may seek to establish in the Rural designation. Such uses include but shall not be limited to the following:

- a) Farm implement dealers and agricultural service uses;
- b) Automobile service stations;
- c) Private clubs;
- d) Tourist commercial uses;
- e) Churches;
- f) Schools; and,
- g) An accessory dwelling unit for the resident owner/operator either as a single unit detached dwelling or in the second storey of the commercial use (with the exception of automobile service stations).

19.4.2 In considering proposals for new rural commercial uses, Council shall have regard for potential impacts on adjacent residential uses, and appropriate conditions regarding setbacks, buffering and limitations on road access. Council shall consider the following when evaluating new rural commercial uses:

- a) The use primarily serves the needs of the rural area or the travelling public;
- b) Any lighting and other surface utilities shall be carefully sited and advertisements shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area;
- c) Adequacy of off-street parking and off-street loading facilities shall be provided;
- d) Adequate buffering shall be provided between the proposed commercial use and any adjacent residential uses. Such buffering in the form of a strip of land shall be devoted to no other purpose than landscaping;
- e) Adequate supply of potable water and an acceptable method of sewage disposal can be provided;
- f) Has lot frontage on a public road which is maintained on a year round basis by a public authority;
- g) Access points to and from the road shall be limited in number; and,
- h) Environmentally sensitive and resource areas are not adversely affected.

19.5 Rural Industrial Uses

19.5.1 There may be industrial uses that do not require the provision of municipal urban services and which are compatible with existing rural uses and are related to and support rural uses are permitted. Such uses may include but shall not be limited to the following:

- a) Servicing of agricultural and forestry equipment;
- b) Sawmills;
- c) Contractors storage yard; and,
- d) an accessory dwelling unit for the resident owner/operator either as a single unit detached dwelling or in the second story of the industrial building.

19.5.2 In considering proposals for new rural industrial uses, Council shall have regard for potential impacts on adjacent residential uses, and appropriate conditions regarding setbacks, buffering and limitations on road access. Council shall consider the following when evaluating new rural industrial uses:

- a) It shall be clearly demonstrated to the satisfaction of the ~~Township~~Municipality that a rural rather than an urban location is necessary for the industrial operation;
- b) Adequate off-street parking shall be provided on any industrial site for employees and visitors;
- c) Any proposed industrial development shall not infringe upon lands with the potential for mineral aggregate, forestry, agricultural production and/or recreational development nor adversely affect environmentally sensitive areas;
- d) The proposed industrial use shall conform with Ministry of the Environment, Conservation and Parks Land Use Compatibility Guidelines;
- e) All industrial sites shall front on a public road which is maintained on a year round basis by a public authority and shall have a limited number of openings for vehicle exits and entrances;
- f) An adequate supply of potable water and an acceptable method of sewage disposal can be provided. Only low water industrial uses shall be permitted. For the purposes of this Section, low water usage shall be defined as 50,000 litres per day or less, but the following also applies for various assessment and approvals:
 - i. for industrial uses that have subsurface sewage disposal systems of greater than 10,000 litres per day, a Environmental Compliance Approval from MOECC will be required. For subsurface sewage disposal systems of 10,000 litres per day or less, a Building Code Act permit is required from the appropriate approval body.
- g) New Industrial Uses that will require more than 50,000 litres per day shall require an Amendment to this Plan and the Zoning By-law as well as a Permit to Take Water under the Ontario Water Resources Act.
- h) The amenity of the surrounding rural area is adequately protected;
- i) Adequate open space is provided around any industrial use so that a buffer of trees, shrubs or fencing is provided; and,
- j) Limited retail sales of products manufactured on the same premises may be permitted as an ancillary use.

19.6 Waterfront

- 19.6.1 The Waterfront designation generally includes those lands extending inland 300 metres from any recreational waterbody, and which are depicted as being within the Waterfront land use designation on Schedule A. Lands which physically or functionally relate to the Waterfront designation although extending beyond 300 metres from a recreational waterbody will also be deemed to be within the Waterfront designation.
- 19.6.2 The Waterfront designation is an area where significant development pressure exists. It is also an area that is highly sensitive to new development. Extra care will be taken to protect the features of the Waterfront designation.
- 19.6.3 Permitted uses in the Waterfront designation include:
- a) Detached dwellings;
 - b) Existing tourist commercial uses;
 - c) Open spaces uses; and,
 - d) Existing commercial uses that serve the recreational community.
- 19.6.4 This plan recognizes the need for additional marinas on Georgian Bay, Lorimer Lake, Mill Lake and ManitouabingManitouwabing Lake. The establishment of marinas shall be subject to an Official Plan Amendment.
- 19.6.5 New lots created in the Waterfront area are subject to the Rural designation Consent criteria, however the lot frontage on a waterbody shall be at least 70 metres, and in accordance with the lake specific policies in regards to minimum lot areas and lot frontages.
- 19.6.6 Where a proposed development in the Waterfront designation is not directly accessible by a publicly maintained, year round road, Planning Board and Council shall be satisfied that the following are available:
- a) Adequate boat docking and launching facilities specifically established for the development;
 - b) Off-street automobile parking for vehicles and boat trailers at the point of access; and
 - c) Garbage disposal facilities in accordance with the Environmental Protection Act.
- 19.6.7 A sleeping cabin will be permitted on lots in the Waterfront designation so long as they remain secondary and incidental to the main residential dwelling on the lot.

19.6.8 Backlot or second tier development adjacent to waterfront areas shall be strongly discouraged and, shall only be considered as subdivisions subject to the rural subdivision policies of this Plan. All proposals for backlot development adjacent to waterfront areas will require an amendment to the Official Plan. Where such development is considered, the applicant shall demonstrate to the satisfaction of the Municipality that adequate public access to the waterbody can be provided.

19.6.9 Existing Tourist Commercial Uses permitted in the Waterfront Area shall include the following:

- a) Lodges, resorts, restaurants, housekeeping cabins and cottages, Rental Accommodations together with retail and service uses accessory to the resort use and located on the same property;
- b) Private clubs other than power boat, motor car or motorcycle clubs;
- c) Public or private camps including tent and trailer parks and service uses accessory to such camps and located on the same property; and,
- d) Other existing permitted commercial uses that serve the recreational community including: retail service uses; marinas; contractors yards; boats and snowmobile sales, rental and servicing.

19.7 Expansion of Existing Tourist Commercial Uses

19.7.1 In considering applications for expansion of existing Tourist Commercial uses the following shall be considered:

- a) The expanded use can be appropriately serviced;
- b) The scale of the expansion is appropriate for the site;
- c) Sufficient parking exists (this includes lake access parking where applicable);
- d) The expansion is compatible with surrounding land uses;
- e) The expansion does not negatively impact the character of the area;
- f) The expansion does not negatively impact water quality or the natural environment;
- g) Where applicable, shoreline vegetation is maintained or improved; and,
- h) Site Plan Control is applied.

19.8 New Tourist Commercial Uses

19.8.1 New Tourist Commercial Uses shall demonstrate:

- a) The use can be appropriately serviced;
- b) The scale of the use is appropriate for the lot frontage and lot area;
- c) Sufficient parking exists (this includes lake access parking where applicable);
- d) The use is compatible with surrounding land uses;
- e) The use does not negatively impact the character of the area;

- f) The use does not negatively impact water quality or the natural environment;
- g) Where applicable, shoreline vegetation is maintained or improved;
- h) A suitable dock location exists, where applicable;
- i) A study which includes an inventory of all existing natural heritage features both on the site and in the water adjacent to the site, if applicable; and,
- j) Site Plan Control is applied.

19.9 Conversions of Tourist Commercial Uses to Residential Uses

19.9.1 The conversion of a legal Tourist Commercial use to a residential use is discouraged. Tourism has an important role to the local economy and the conversion of Tourist Commercial uses to residential use can negatively impact the tourism economy.

19.9.2 Where the conversion of a Tourist Commercial use is proposed, an amendment to the Official Plan shall be required. In support of the amendment, it must be demonstrated that there is a surplus supply of Tourist Commercial land over the short and long term in order to justify the conversion.

19.9.3 Any conversion shall also demonstrate:

- k) The use can be appropriately serviced;
- l) Sufficient parking exists (this includes lake access parking where applicable);
- m) The use is compatible with surrounding land uses;
- n) The use does not negatively impact the character of the area;
- o) The use does not negatively impact water quality or the natural environment;
- p) Where applicable, shoreline vegetation is maintained or improved;
- q) A suitable dock location exists, where applicable; and,
- r) Site Plan Control is applied.

19.9.4 Consideration of the conversion of part of a Tourist Commercial use to residential may be given if it can be demonstrated that the lands to be converted are surplus to the tourist commercial use and it can be demonstrated that the conversion does not negatively impact the ability of the lot to continue to be used for Tourist Commercial uses.

19.10 Lake Specific Policies

19.10.1 The Municipality of McDougall geography includes a large number of freshwater lakes that vary in size from only a few hectares in surface area to the open waters of Georgian Bay. There are approximately 40 lakes located in McDougall and for policy purposes, they may be categorized as small, medium and larger water bodies.

19.11 Small Lakes

19.11.1 There are a number of small lakes over the entire Municipality. Although the lakes are small in terms of surface area, these continue to have appeal for a limited amount of recreational development. These lakes may also be available for a limited amount of new lot creation subject to larger lot standards and so long as the lots proposed are in accord with the general and detailed policies of this Plan.

19.11.2 The small lake policy is to ensure that development is limited on these often isolated waterbodies. A high development standard, including increased lot areas and lot frontages shall be applied to preserve the remote wilderness features of these waterbodies. In addition to these density and aesthetic considerations, the approval authorities for any new lot consideration will consider environmental features, biophysical constraints, access and appropriateness in terms of sound lake planning.

19.11.3 The following table sets out general policy guidelines for small lakes in the Municipality. These guidelines should be regarded when considering development applications.

TABLE – SMALL LAKES

LAKE	MINIMUM STANDARDS		COMMENTS
	Frontage(m)	Area(ha)	
Agnes	150	2	These lakes have a small number of adjacent land owners. When the approval authority is considering any application for new lot creation, all owners fronting on these water bodies should be circulated for comments.
Avis	150	2	
Campbell	150	2	
Greer	150	2	
Johnston	150	2	
McGruther	150	2	
Neville	150	2	
Tongue	150	2	
Funston	150	2	
Johns	150	2	
Huard	150	2	

19.11.4 The following table sets out the general policy guidelines for medium sized lakes in the Municipality.

TABLE – MEDIUM LAKES

LAKE	MINIMUM STANDARDS		COMMENTS
	Frontage(m)	Area(ha)	
Bat	120	1	The medium sized lakes have greater potential for development and land owners are likely to be interested in new lot creation. The approval authority should be prepared to increase the circulation requirement of any notices for land division.
Bella	150	1	
Cramadog	120	1	
Dell	120	1	
Haines	120	1	
Loch Erne	120	1	
Lodge	120	1	
Marsh	120	1	
Nine Mile	120	1	
Upper Marsh	120	1	

19.11.5 The following table sets out the general policy guidelines for larger lakes in the Municipality. New lot creation for these lakes will be subject to the standards set out in the table.

TABLE – LARGER LAKES

LAKE	MINIMUM STANDARDS		COMMENTS
	Frontage(m)	Area(ha)	
Georgian Bay	70	0.5	The larger lakes may be subject to additional general and specific policies contained in this Plan.
Harris	70	0.5	
Mill	70	0.5	
Miller	70	0.5	
Portage	70	0.5	
Vowels	70	0.5	
Long	70	0.5	

19.11.6 There are a number of lakes in the Municipality that because of some special feature, development constraint or lake capacity issue will not be eligible for land division without additional assessment or required studies. New lot creation in these lakes may not be prohibited, however, the Municipality must be satisfied that the constraint capacity or technical issues have been overcome prior to supporting and further lot creation.

- Bard Lake
- Bell Lake
- Boy Lake
- Home Lake
- Long Lake
- Lorimer Lake
- Pickey Lake
- Simmes Lake

- Trout Lake

19.12 Simmes Lake

19.12.1 Once the lands adjacent to Simmes Lake have been determined to be remediated to the satisfaction of the Municipality, a redevelopment of the lake for recreational shoreline uses will be supported by the Municipality. Any redevelopment of these lands must be in accordance with the general and waterfront development policies of this Plan and any applicable shoreline stewardship principles.

19.13 Trout and Lorimer Lakes

19.13.1 Trout and Lorimer Lakes are managed as Lake Trout Lakes and are at capacity in terms of additional lot creation and will be subject to the guidelines set out by the Ministry of the Environment and Climate Change's Lakeshore Capacity Assessment Handbook.

19.13.2 In addition to the above policies for Lorimer Lake, only one new lot may be created by consent for a parcel that is eligible for consent in accordance with the policies of this Plan; and a maximum of five new lots may be created over a five-year period with a limit of one lot per landowner in any calendar period. Applications for new lots over the five-year period will be allotted on a first come, first serve basis and no repeat applications will be considered until the end of the five-year period. At the end of the five-year period, an additional five year period may be commenced using the same principles including a principle of fair share if any applications in the second period are repeat applicants. A minimum lot frontage of 150 metres and a minimum lot area of 2.25 hectares shall also be required.

19.14 Long Lake Estate

19.14.1 Long Lake Estates is a neighbourhood developed around a chain of lakes including Long Lake, Miller Lake and Boy Lake. The area was developed by Plans of Subdivisions including a number of lots that do not front on any of the lakes. The size of the lots are smaller than current standards and in some cases, the lots are too small to meet yard, by-law clearances and service requirements. The Municipality may use a number of tools to respond to issues that arise respecting the large number of undersized lots in Long Lake States. These tools may include but not limited to: deeming by-laws; consent; site plan control; and site specific Zoning By-laws.

19.15 The Nobel Settlement Area

19.15.1 The Nobel Settlement Area is that part of the Municipality which has historically been a mixed-use service and residential area. The Municipality encourages continued growth and development within this area, but is mindful that parts of the Settlement Area are serviced by only municipal water systems, while other large areas have historically developed on the basis of private services. Growth and development within the Settlement Area, therefore, needs to be carefully considered.

19.15.2 The Nobel Settlement Area is depicted on Schedule A. It includes existing, built-up areas, as well as vacant areas which have been set aside for development. Many of these vacant areas will develop on the basis of private services. However, any development proposal within or adjacent to the municipal water service will be expected to connect to this water supply where it is considered infilling or minor rounding out of the service area.

19.15.3 Permitted uses in the Nobel Settlement Area include detached dwelling units on separate lots. In addition, permitted uses include local commercial uses, industrial uses, institutional uses, home businesses, converted dwellings and all other uses necessary for the proper functioning of a residential neighbourhood are permitted in accordance with the policies of this Plan. No objectionable or animal operations including kennels, roosters, etc. are permitted in the Nobel Settlement Area.

19.16 Land Division

19.16.1 Along with all other applicable policies in this Plan, the following general policies will apply to all applications for land division within the Nobel Settlement Area.

- a) Residential development in this category will not be permitted to locate near existing sand and gravel operations or near existing intensive farming operations.
- b) All development must comply with the requirements of the Ministry of Transportation for entrances along Provincial highways.

19.16.2 Development of multiple lots within the Nobel Settlement Area is encouraged to take place by way of Plan of Subdivision. For Plan of Subdivisions, the following policies will apply:

- a) The development shall generally have an internal road network constructed to a standard that can be assumed by the municipality as a publicly maintained year round road.
- b) New access points from municipal and provincial roads shall generally be limited.
- c) Direct access to major municipal roads will be discouraged in favour of access onto local roads.
- d) Generally, lands proposed to be subdivided shall be phased in a

manner that reflects the logical extension of municipal services.

19.16.3 Where a Plan of Subdivision is deemed to not be necessary for the orderly development of the community, the division of land may take place through the Consent process, and all applicable policies of this Plan will apply.

19.17 Servicing

19.17.1 Infill development within existing built-up areas of the Settlement Area will be encouraged, where the infill development is considered appropriate for available servicing.

19.17.2 Where new development is proposed on the basis of partial services and that development is not considered to be infill or minor rounding out of the existing serviced areas, the proposal may be permitted on the basis of private services in accordance with other policies of this Plan.

19.17.3 Where development on the edge of existing built-up areas is proposed on the basis of private services, the approval authority will strongly consider whether the development proposal will hinder the efficient expansion of existing built-up areas. In particular, the development of privately serviced larger lots on the edge of built-up areas will be discouraged. To this end, the approval authority may request the production of hydrogeological studies to demonstrate an appropriate, smaller lot size which is viable.

19.18 Commercial/Industrial Nodes

19.18.1 There are a number of major roadways and highways through the Municipality. Where these major roadways and highways intersect, the lands may be suitable for new commercial or light industrial enterprises. In these areas the Municipality will support commercial and industrial uses subject to complying with other relevant policies of this Plan. For these nodes, the Municipality may choose to pre-zone the lands for commercial or industrial use.

SECTION 20 – SITE SPECIFIC POLICIES

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20.1 Nobel Condominium

20.1.1 Notwithstanding the policies of this Plan, a parcel of land approximately ~~402.15~~ hectares in area located in part of Lot 5, Concession A, geographic Township of McDougall, may be used for multi-family residential dwellings units. ~~The policies of Sections 4.3, 6.4, 7 and 8 will continue to apply to these lands.~~

20.1.2 The development will be phased in three phases of 21 units each, for a maximum of 63 units on the site.

20.2 Former Akzo Nobel Lands Special Policy Area

20.2.1 There is a large parcel of land in the geographic ~~township~~Township of McDougall that was the site of an explosives manufacturing for almost a century until it closed in 1986. It consists of several thousand acres. The Former C.I.L. /AKZO Nobel Lands are identified on Schedule "A".

20.2.2 Until these lands can be accurately characterized, the remediation needs properly assessed and assurances to the Municipality that there are no risks to its ratepayers, no redevelopment may occur on the AKZO NOBEL Lands. Prior to any rezoning of the Former C.I.L. / AKZO Nobel Lands, a Record of Site Condition will be required in accordance with the Environmental Protection Act.

20.2.3 These lands shall be subject to the Rural policies of the Official Plan, however, it is anticipated that any site specific development proposal will be supported by and Official Plan Amendment.

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SECTION 21 – IMPLEMENTATION/ADMINISTRATION

21.1 Accessory Uses

21.1.1 Wherever a use is permitted in the land use policy in this Plan, it is intended that any uses, buildings or structures normally incidental, accessory and subordinate to the principal permitted use will also be permitted within that policy provision.

21.2 Boundaries

21.2.1 The boundaries illustrated on the Schedules to this Plan are to be considered as approximate only. Amendments to the policy categories will not be required for minor interpretations of boundary locations shown on the Schedules.

DRAFT

21.3 Numerical Interpretation

21.3.1 Wherever numerical figures have been used in this policy document to refer to physical standards including lot areas or dimensions of lots, so long as the spirit and intent of the policy is maintained minor adjustments to these figures up or down may be considered.

21.4 Deeming By-laws

21.4.1 There are several older registered Plan of Subdivisions located within the Municipality of McDougall. Some of these registered plans contain lots that do not or cannot meet minimal standards for construction purposes. The Municipality may exercise its authority to deem such Subdivisions or parts thereof not to be considered as registered plans under the Planning Act.

21.5 Site Plan Control

21.5.1 The Municipality shall enact a Site Plan Control By-law that recognizes all areas as being subject to Site Plan Control. The Site Plan Control By-law may establish uses or circumstances that do not require the execution of a Site Plan Control Agreement.

21.5.2 Prior to submitting an application for site plan approval, the applicant shall pre-consult with the Municipality.

21.5.3 Under Section 41 (7) of the Planning Act, and as a condition of granting Site Plan approval, Council may require the owner of a parcel of land to provide certain information, maintain certain works or facilities and enter into certain agreements with the Municipality. Some of the considerations that the municipality will have due regard for during the site approval process are:

- a) The preservation of the natural viewscape and landscape;
- b) The design of structures to ensure they are harmonious with the terrain and neighbourhood;
- c) That traffic areas and parking areas are safe and convenient; and,
- d) That surface water drainage will not negatively impact neighbouring properties.

21.5.4 The entire area covered by this Plan is hereby designated as a proposed site plan control area.

21.5.5 The Municipality may, by by-law, designate the whole or any part of the proposed site plan control area as a site plan control area.

21.5.6 In addition to detailing the location of buildings and structures, entrance locations, parking and loading spaces, the Site Plan Agreement shall address:

- e) The location of existing natural trees, shrubs and ground cover vegetation to be removed and retained;

- f) The re-vegetation plan to take place during the post-construction and the timing of such re-vegetation; and,
- g) The location of view/ventilation/access corridors from the shoreline to the buildings and structures on the site.

21.6 Development Guidelines

21.6.1 Through the application of site plan control by-laws the Municipality will attempt to:

- h) retain natural site features and shoreline areas in as natural a state as possible;
- i) implement recommendations with respect to specific properties which may be put forth by the Ministry of Northern Development, Mines, Natural Resources and Forestry or other applicable agencies;
- j) enhance the provision of services such as waste disposal, water supply, storm drainage and other utilities;
- k) provide access, both pedestrian and vehicular, as well as site parking and loading areas in appropriate locations;
- l) control lighting, landscaping and buffering;
- m) prevent or mitigate adverse effects from incompatible land uses;
- n) deal with development conditions which cannot be adequately controlled by the Zoning By-law or subdivision agreements;
- o) deal with matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings

21.7 Special Exceptions For Existing Uses

21.7.1 Where there are existing buildings and structures or uses on a lot proposed to be divided, the Municipality may make an exception to the minimum standards for the retained or severed parcel subject to the passage of an amending Zoning By-law Amendment or a Minor Variance being obtained.

21.8 Holding Provisions

21.8.1 The Planning Act provides for the use of the holding symbol "H" in conjunction with any land use zone found within the implementing Zoning By-law.

21.8.2 The purpose of the holding zone is to prevent or limit the use of land until such time as Council is satisfied that further development may take place and the appropriate environmental studies and services have been reviewed and approved. The objectives and use of this symbol are set out herein.

21.8.3 The holding symbol may be applied to lands to be developed where the ultimate use of the land has been clearly established but:

- a) development or redevelopment is to be phased; or
- b) the implementation of policies requires special design features.

- 21.8.4 The holding symbol may be applied to undeveloped or unserviced land, land being proposed for development, lands having special constraints not related to use and lands adjacent to railways, highways or major municipal roads.
- 21.8.5 In accordance with the Planning Act, the Zoning By-law implementing this Plan will identify lands subject to holding provisions by the inclusion of an "H" suffix to the zone symbol.
- 21.8.6 The Zoning By-law provisions relating to the use of the "H" suffix will specify what uses are permitted while the holding provision applies.
- 21.8.7 The holding symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category as long as the following condition or conditions are met:
- a) extensions for services are approved by the appropriate authority;
 - b) site plans are approved in the case of commercial and industrial development;
 - c) approvals are received from the Provincial Ministries where applicable; and
 - d) the objectives of the Official Plan including development criteria are met.

21.9 Zoning

- 21.9.1 The Municipality will be responsible for enacting implementing Zoning By-laws that reflect current Official Plan policies as amended. Should any existing Zoning By-laws contain provisions that do not conform to the Official Plan as amended, Council will take whatever steps are necessary to properly implement current Official Plan policies.

21.10 Non-Conforming Uses

- 21.10.1 This Plan recognizes legal nonconforming uses in accordance with Section 34(9) of the Planning Act.
- 21.10.2 Legally existing uses that do not conform with the land use designations outlined in this Plan may be zoned to permit the continuation of the use and may provide for limited expansion provided that the development policies of this Plan are met.
- 21.10.3 Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan

21.11 Temporary Use By-law

21.11.1 Council may pass a By-law under the provisions of the Planning Act to allow the temporary use of lands that do not comply with the Land Use designations in this Plan provided that:

- a) the temporary use does not require major capital investment or alteration to the existing landscape;
- b) the proposed use is compatible with surrounding land uses;
- c) the proposed use does not require the extension of municipal services;
- d) the developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted; and,
- e) the By-law shall specify a maximum time period for the use to be permitted.

21.12 Special Notices

21.12.1 Council by resolution, may forego public notification and public meeting(s) in connection with Official Plan, Community Improvement Plan and Zoning By-law Amendments if such amendments relate to matters which will not affect the policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and will be restricted to the following matters:

- a) altering the numbering and location of the text, schedules and maps;
- b) altering punctuation or language to obtain a uniform mode of expression;
- c) correcting clerical, grammatical, dimensional, boundary, mathematical or typographical errors;
- d) inserting historical footnotes or similar annotations to indicate the original and approval of each provision;
- e) consolidating amendments;
- f) transferring Official Plan, Community Improvement Plan and Zoning By-law designations to new base maps such as new Ontario Base maps or other maps which might be prepared in conjunction with a specific study; and,
- g) adding technical information such as plans of subdivision, buildings, contours and elevations to base maps or schedules.

21.13 Plan Review

21.13.1 Following approval of this Plan by the Ministry of Municipal Affairs and Housing, the Basis, Objectives and Policies of the Plan shall be reviewed in accordance with the requirements of the Planning Act. The Official Plan Review shall consider the following:

- a) the continuing relevance of the assumptions used to develop this Plan as found in Section 4.0 of the Basis of this document;
- b) the degree to which the objectives of this Plan have been met;

- c) the effectiveness of the policies in the Plan in solving problems and realizing objectives;
- d) the effectiveness of policy guidelines in protecting water quality, heritage resources, natural resources and habitat and the environment within the Municipality; and,
- e) plans and policies of other levels of government.

21.14 Amendments

21.14.1 An amendment to Schedule 'A' or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule 'A' with a view of designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall have regard to the following criteria:

- a) the need for the proposed use;
- b) the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;
- c) the physical suitability of the land for such proposed use;
- d) the location of the areas under consideration with respect to:
- e) the adequacy of the existing and proposed roadway system;
- f) the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
- g) the adequacy of the water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval authority having jurisdiction;
- h) the compatibility of such proposed use with uses in the surrounding area;
- i) the potential effect of the proposed use on the financial position of the Municipality;
- j) the impacts of the proposed use on the natural environment; and

21.15 Compatibility Between Land Uses

21.15.1 Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring. Separation of incompatible land- uses should not result in the sterilization of intervening land usage.

21.16 Establishing Influence Areas for Industrial Land Uses

21.16.1 In absence of establishing actual areas of influence for industrial land uses, separation distances between industrial and sensitive land uses should be in accord with applicable Ministry of the Environment Conservation and Parks Guidelines.

21.17 Brownfield Development

21.17.1 There are properties in the Municipality of McDougall that may have been contaminated from a historic use of the land. Any proposed development or redevelopment on any land suspected to be contaminated will be the subject of a study by a qualified professional, in accordance with any applicable senior government guidelines, that will investigate and provide a remedial plan as required. Where the need for any remediation work is confirmed, the proposed restoration work will be completed or implemented prior to any development taking place.

21.18 Development in Proximity to Sewage Treatment Plants

21.18.1 Where development is proposed within proximity to sewage treatment plants and waste stabilization ponds, the influence area of the treatment plant or stabilization pond may need to be determined, depending on how close the proposed development is to the plant or pond, and depending on the size of plant or pond. The extent of the influence areas and any associated technical studies will be based on Ministry of the Environment Conservation and Parks Guidelines.

21.19 Phasing

21.19.1 The Council of the Municipality of McDougall has identified needed or desired improvements to the present services and facilities in the municipality. A system of phased improvements may be identified to recognize priorities and fiscal constraints in the municipality.

21.20 Community Improvement Area

21.20.1 The Municipality, may by By-law, designate land in the Municipality as a 'Community Improvement Project Area' and will prepare a plan for that project area. The following matters should be considered in the preparation of a community improvement project plan:

- p) The basis for the selection of the project area;
- q) The boundary of the area;
- r) The land use designations and intent of the Official Plan;
- s) The nature of existing land uses, the physical condition of the buildings and structures;
- t) The existing level of services and the nature of improvements proposed to municipal infrastructure, such as roads, water supply,

- sanitary and stormwater sewers, public utilities, and other community and recreational facilities;
- u) The identification of properties proposed for acquisition and/or rehabilitation;
 - v) The phasing of improvements to permit a logical sequence of events to occur without creating unnecessary hardship for area residents and/or businesses; and,
 - w) The estimated costs, means of financing, and the potential for stimulating private sector investment and an improved municipal tax base.

21.20.2 The whole of the Municipality of McDougall is a Community Improvement Policy Area.

21.21 Implementation

21.21.1 In order to implement the McDougall Community Improvement Policies, the following activities and programs may be employed (but not limited to):

- a) the use of Section 28 of the Planning Act – Community Improvement Plans;
- b) the enforcement of Section 7 – Property Standards through a property standards by-law;
- c) supporting the participation of McDougall residents in property rehabilitation programs;
- d) encourage participating in Provincial and Federal Grant Programs.

SECTION 22 – PROPERTY STANDARDS

22.1.1 The Council of the Municipality of McDougall has maintained property standard by-laws for many years and these by-laws will be amended where needed to address the policy additions in this amendment.

~~22.1.1~~

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Ministry of the Solicitor General

Office of the Fire Marshal and
Emergency Management

25 Morton Shulman Avenue
Toronto ON M3M 0B1
Tel: 647-329-1100
Fax: 647-329-1143

Ministère du Solliciteur général

Bureau du commissaire des incendies
et de la gestion des situations
d'urgence

25 Morton Shulman Avenue
Toronto ON M3M 0B1
Tél. : 647-329-1100
Télééc. : 647-329-1143



April 01, 2022

Your Worship Dale Robinson
Municipality of Mcdougall
5 Barager Blvd.
McDougall, ON P2A2W9

Dear Mayor Dale Robinson:

As the Chief of Emergency Management for Ontario, it is incumbent on me to monitor, coordinate and assist municipalities with their respective municipal emergency management programs in accordance with the Emergency Management and Civil Protection Act (EMCPA). To confirm municipalities are in compliance with the EMCPA, every municipality in Ontario submits a compliance package to Emergency Management Ontario on a yearly basis.

Emergency Management Ontario (EMO) has reviewed the documentation submitted by your Community Emergency Management Coordinator (CEMC) and have determined that your municipality was compliant with the EMCPA in 2021.

The safety of all our citizens is important, and one way to ensure that safety is to ensure that your municipality is prepared in case of an emergency. We congratulate you on your municipality's efforts in achieving compliance in 2021. I look forward to continuing to work with you to support your continued compliance on an ongoing basis.

If you have any questions or concerns about this letter, please contact our Emergency Management Field Officer assigned to your Sector; their contact information is below.

Name: GrantMurphy
Email: grant.murphy2@ontario.ca
Phone: 613-329-0807

Sincerely,

Teepu Khawja
Assistant Deputy Minister and Chief, Emergency Management

cc: Patrick Shoebottom - CEMC
Grant Murphy - Field Officer - Lakes Sector

REPORT TO COUNCIL



Report No.:	CAO-2022-04
Council Date:	April 6, 2022
From:	Tim Hunt, CAO/Director of Operations
Subject:	Landfill Building Tender

Background:

In 2019, \$350,000 was placed in the capital budget for a steel structure to be built to house the tools and equipment at the landfill. Some planning took place in that year, but the project was delayed. In 2020, some additional planning and site work took place. The budget was increased to \$550,000 in 2021, but rising costs in the steel industry led to the project costs increasing even further. In 2022, the capital budget was further increased to \$700,000.

With the assistance of an engineering firm, a detailed tender document was released with a tender closing date of March 30, 2022. The table below shows the values of the bids received.

Tenderer	Amount Tendered (excluding HST)
W.S. Morgan Construction Ltd.	\$1,096,000
Bradanic Construction Services Inc.	\$ 904,479

Discussion:

The Chief Administrative Officer reviewed the tenders. Both tenders received met the criteria of the Tender request. Both of the submissions have come in significantly over the amount included in the capital budget. I do not recommend proceeding at this time and suggest that the project be delayed in the hopes that steel prices start to drop. Once some of the current factors that are leading to higher prices resolve themselves, the project could be tendered again.

Recommendation:

That neither tender be accepted at this time and that the capital project be deferred.



REPORT TO COUNCIL

Report No.:	ENV-5-2022
Council Date:	April 6, 2022
From:	Steve Goman
Subject:	Environmental Services Report

Background:

Landfill Leachate:

We have ramped up the flow rate to accommodate the spring melt, we don't anticipate any problems with this. The 2021 McDougall Combined Leachate Groundwater Treatment Facility (CLGTF) was forwarded to the North Bay MECP office ahead of schedule.

Nobel Water:

There was an un-announced inspection of the water system by the MECP on March 9, 2022. The report is pending, however there were no major concerns raised by the inspector when on-site. The water system is operating well within set MECP regulations.

Crawford Septic

Tatham Engineering is working on different options for the renewal of the Septic Bed. Once the spring melt is complete we will be conducting further inspections of the bed and system.

Recommendation:

Landfill Leachate:

Accept this report as information.

Nobel Water:

Accept this report as information.

Crawford Septic:

Accept this report as information.



REPORT TO COUNCIL

Report No.:	ENV-6-2022
Council Date:	April 6, 2022
From:	Steve Goman
Subject:	Environmental Services Report

Background:

Landfill Site:

The 2021 McDougall Landfill site report was completed by WSP and submitted to the MECP North Bay office as per our ECA requirements. The report is available on the McDougall website for public review. It has similar conclusions as previous reports, where the 4 sampling events of the monitoring wells are compared to historical data. It can be generalized that the ground water in the monitoring area is stable or improving in character. The report also assesses the life span of the Landfill site and it is estimated at 24 years remaining. There were no requirements to change the monitoring program and this will continue in 2022 with GHD.

Recommendation:

Landfill Site:

Accept this report as information.

REPORT TO COUNCIL



Report No.:	CFO-22-02
Council Date:	April 6, 2022
From:	Sheri Brisbane, Chief Financial Officer
Subject:	Municipal Banking Agreement

Background:

Our financial institution Royal Bank of Canada requires the Municipality to agree to the terms of their banking contract every one to five years, depending on the renewal term selected. The contract is for a five-year term to allow for the most competitive pricing, but does have a 90-day termination clause that allows the flexibility to source other options should we choose to obtain a request for proposal for banking services.

Financial Implications:

There are no increases in individual charges for our banking service fees, and no changes to the level of service they provide the Municipality under the new contract. The deposit interest rate they will provide the Municipality on balances held in our bank account in excess of \$2,999,999 has increased by 0.1%. The rate fluctuates with the Royal Bank Prime rate, but they have lowered the factor that the prime rate is reduced by. This will result in slightly higher interest income on balances held than the municipality would have received had this change not been made.

Recommendation:

That council approve by-law 2022-20.

REPORT TO COUNCIL



Report No.:	CFO-22-03
Council Date:	April 6, 2022
From:	Sheri Brisbane, Chief Financial Officer
Subject:	Insurance & Risk Management RFP

Background:

The Municipality's current insurance policy term expires on April 16, 2022, therefore staff issued a Request for Proposal for General Insurance and Risk Management Services for the April 17, 2022 to April 16, 2023 term. A summary of events is noted below.

- Request for Proposal issued on February 17, 2022 for General Insurance with a closing date of March 24, 2022
- Only one prospective proposal was received by this date
- An evaluation of the proposal in regards to product, services, qualifications and pricing was conducted on March 25, 2022
- The Request for Proposal was awarded to the successful bidder on March 29, 2022

Discussion:

The responses to the proposal are listed below:

Name of tenderer	Price (not including HST)	Tender Accepted
Intact Public Entities	\$124,276	Yes

The Chief Financial Officer reviewed Intact Public Entities' proposal in detail. The proposal appears to comply with the Terms of Reference set out in the RFP. The CFO worked to clarify a few items with the prospective successful bidder.

Intact Public Entities is the current insurance provider for the municipality. There were no concerns related to their past service that would prevent them from being awarded the agreement. The CAO and the Treasurer agreed that it was suitable for the Corporation to continue holding their general insurance with Intact Public Entities for the April 17, 2022 to April 16, 2023 term and that it would be appropriate for the Chief Financial Officer to bind the coverage.

Our General Liability limit of \$50,000,000 remains unchanged; a municipality of our size with a limit \$50,000,000 is consistent and comparable with other Ontario municipalities.

The following are some of the reasons to consider maintaining the general liability limit of \$50 million:

- Municipalities are held to a very high standard or "duty of care" which could mean large awards against them;

- Claims are costing more than they used to, with future-care costs becoming the largest component of a serious bodily injury claim;
- A class action lawsuit can result from an incident involving multiple claimants and multiple awards add up quickly;
- Joint and several liability is still an issue for municipalities. If a municipality is found even 1% responsible for an incident, it can become responsible for 100% of the judgement award if no other source of funds is available.

Conclusion

In consideration of the above, it is staff's recommendation to approve the Municipality's insurance program for the next one year term with Intact Public Entities at a premium amount of \$124,276 plus applicable taxes effective April 17, 2022. Intact and Brokerlink will continue to provide day-to-day advice on various insurance matters, including client services, claims administration and risk management, with emphasis on the reduction of liability exposure faced by municipalities.

Intact has been an integral part of the Corporation's risk management / loss control program since becoming our provider in 2020. They, along with Brokerlink, will coordinate and host semi-annual claims review meetings to discuss outstanding claims / risk management issues, organize training opportunities for municipal staff on risk management and loss control measures as well as provide functional guidance to managers in day-to-day situations as they evolve.

Recommendation:

That Council approve Intact Public Entities to provide insurance services for the Municipality for a 12-month term from April 17, 2022 to April 16, 2023 with the option to renew on satisfactory performance and service.



Northern Ontario
School of Medicine
École de médecine
du Nord de l'Ontario
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March 16, 2022

Danny Whalen, President
Federation of Northern Ontario Municipalities
Email: dwhalen@temiskamingshores.ca

RE: NOSM Expansion Announcement

Dear Danny,

I write with deep humility and appreciation for your efforts and advocacy for medical education expansion for NOSM. Your voices were heard loud and clear and yesterday the Ontario government added 30 more undergraduate and 41 additional postgraduate positions to our complement to roll out over the next 5 years. The [government press](#) release and the [NOSM media release](#) are attached.

I would be so grateful if you could send this message to the Mayors, Councillors and City Councils on my behalf to say: Thank you, Merci, Marsi, Miigwetch.

Collectively you helped us take a valued and important step in transforming the health-care system in Northern Ontario. With these increases we will eliminate the gaps in health human resources and create equitable access to care in northern Ontario. Now, NOSM will be Canada's first independent medical university and with your ongoing support we will continue to be one of the greatest education and physician workforce strategy success stories of Northern Ontario.

Please accept my sincere gratitude for everything you all did and have done for NOSM. I look forward to speaking at NOMA's annual meeting in April and at the FONOM meeting in May.

With warm regards,

A handwritten signature in black ink, appearing to read 'Sarita Verma', with a stylized flourish at the end.

Sarita Verma BA, LLB, MD, CCFP, FCFP
Dean, President, and CEO
Northern Ontario School of Medicine

cc: Mac Bain fonom.info@gmail.com

NEWS RELEASE

Ontario Training More Doctors as it Builds a More Resilient Health Care System

Province Launching Largest Expansion of Medical School Education in Over 10 Years

March 15, 2022

[Office of the Premier](#)

BRAMPTON — The Ontario government is expanding medical school education as it continues to build a stronger, more resilient health care system, especially in growing and underserved communities. Ontario is adding 160 undergraduate seats and 295 postgraduate positions over the next five years, the largest expansion of undergraduate and postgraduate education in over 10 years.

“As our province grows, our government has a plan to build a stronger, more resilient health care system,” said Premier Doug Ford. “We’ve already shored up domestic production of critical supplies like PPE and have added thousands more hospital beds. Now, building on our work to recruit and retain nurses and personal support workers, we’re launching the largest expansion of medical education in ten years.”

This expansion will support all six medical schools across Ontario, including the University of Toronto’s new Scarborough Academy of Medicine and Integrated Health, the Queen’s-Lakeridge Health Campus, the Northern Ontario School of Medicine, Western University, McMaster University and the University of Ottawa. Medical seats will also be allotted to the new Ryerson School of Medicine in Brampton when it becomes operational.

“Ontario’s health care professionals are some of the finest practitioners in the world and that is a testament to the education they receive through Ontario’s universities and colleges,” said Jill Dunlop, Minister of Colleges and Universities. “This expansion will increase access to family and specialty physicians and other health care professionals in every corner of the province to ensure that Ontarians can access the health care they need, when they need it, wherever they may live.”

Expanded undergraduate and postgraduate medical school positions will be allocated as follows:

- Ryerson University will receive 80 undergraduate seats and 95 postgraduate positions
- University of Toronto will receive 30 undergraduate seats and 45 postgraduate positions
- Northern Ontario School of Medicine will receive 30 undergraduate seats, and 41 postgraduate positions
- Queen’s University will receive 20 undergraduate seats and 30 postgraduate positions
- Western University, McMaster University and University of Ottawa will each receive 28 postgraduate positions.

“Ontario’s doctors are key partners of a strong and sustainable health care system,” said Christine Elliott, Deputy Premier and Minister of Health. “Supporting more students to become physicians is a key part of our plan to build up our health care workforce and ensure patients can access the care they need no matter where they live.”

Quick Facts

- The University of Toronto’s new Scarborough Academy of Medicine and Integrated Health will also receive funding for enrolment in life sciences and physical therapy programs.
 - To strengthen the health and long-term care workforce, [Ontario is investing \\$342 million](#), beginning in 2021-22, to add over 5,000 new and upskilled registered nurses and registered practical nurses as well as 8,000 personal support workers. In addition, Ontario is investing \$57.6 million, beginning in 2022-23, to hire 225 nurse practitioners in the long-term care sector.
-

Quotes

"As a growing city with pressing healthcare needs, I'm proud of the fact that the first new medical school in Ontario in over 30 years is being built right here in Brampton. After years of chronic staffing shortages, budget cuts, and neglect from previous governments, our community is finally getting our fair share. Brampton's new medical school will give the eager students of today the opportunity to become the skilled doctors serving our community tomorrow — improving access and quality of care for all Bramptonians."

- Hon. Prabmeet Singh Sarkaria
MPP for Brampton South

"Ryerson University will offer a new approach to medical education in Ontario — one that draws on the university's commitment to community, diversity and inclusion, and innovation to address the changing needs for healthcare delivery and practice. We are encouraged and grateful for this announcement of long-term investment by the government of Ontario and we look forward to shaping the future of healthcare with our partners in Brampton and Peel region."

- Mohamed Lachemi
President & Vice-Chancellor, Ryerson University

Additional Resources

- [Ontario Training More Health Care Workers at Indigenous Institutes](#)
- [Ontario is investing \\$35 million to increase enrolment in nursing education programs in publicly-assisted colleges and universities across the province](#)
- [Ontario is investing over \\$115 million to train up to 8,200 new PSWs at publicly assisted colleges](#)
- [Ontario is providing \\$86 million to help train up to 8,000 PSWs through private career colleges and district school boards](#)
- [Ontario Enhancing Personal Support Worker Training](#)
- [Ontario Establishes New Independent Universities in Northern Ontario](#)

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Government

Learn about the government services available to you and how government works. [Learn more](#)

Health and Wellness

Get help navigating Ontario's health care system and connecting with the programs or services you're looking for. [Learn more](#)

Media Contacts

Ivana Yelich
Premier's Office
Ivana.Yelich@ontario.ca

Bethany Osborne
Minister Dunlop's Office
Bethany.Osborne2@ontario.ca

NOSM University expansion to aid with Northern Ontario physician shortage

Posted on March 15, 2022



Additional spots for MD and residency will contribute to long-term sustainability of physician workforce

On March 15, 2022 the Government of Ontario announced medical school expansion across the province. With this announcement, NOSM University will see an added 30 medical degree and 41 residency spots over the next five years.

“Thank you to Premier Doug Ford, Minister of Health Christine Elliott and Minister of Colleges and Universities Jill Dunlop for making changes that will impact the health of our Northern communities,” says Dr. Sarita Verma, Dean, President and CEO of NOSM. “They have supported the creation of Canada’s first independent medical university effective April 1 and now, with this expansion, are providing new physician spots for the North. It is an exciting time for NOSM University.”

According to NOSM’s estimates, more than 300 physicians are needed in the North and that number does not factor retirements that may take place over the next five years.

“As part of our promise to deliver high quality health care to all parts of Ontario, we are ensuring that the doctors of tomorrow have access to the world-class training that Ontario’s medical schools provide,” says Premier Doug Ford. “This is the largest expansion of medical education in 10 years and is a key element to building a stronger and more resilient province for generations to come.”

NOSM’s latest strategic plan, *The NOSM Challenge 2025*, will move forward with addressing the urgent physician workforce shortage, innovate health professions education and strengthen research capacity while embedding social accountability throughout.

“This is another important step in transforming the health-care system in Northern Ontario to eliminate the gaps in health human resources and create equitable access to care,” says Dr. Verma. “We cannot underestimate the impact that Northern Ontarians make when they pull together and advocate for change. I want to particularly acknowledge the Ontario Medical Association, the Federation of Northern Ontario Municipalities and the Northwestern Ontario Municipal Association and their members. Municipalities, big, small and all, have had loud voices heard at Queen’s Park.”

NOSM currently enrolls 64 MD students and 60 first-year residents per year.

– 30 –

NOSM University is Canada’s first independent medical university and one of the greatest education and physician workforce strategy success stories of Northern Ontario. More than just a medical university, it was purpose built to address the health needs of the region. While advocating for equitable access to care, the University contributes to the economic development of Northern Ontario. NOSM University relies on the commitment and expertise of the peoples of Northern Ontario to educate health-care professionals to practise in Indigenous, Francophone, rural, remote and underserved communities. With a focus on diversity, inclusion and advocacy, NOSM University is an award-winning, socially accountable organization renowned for its innovative model of distributed, community-engaged education and research.

Through evidence-based strategies and health-care service models, NOSM University advocates for sustainable solutions for health human resources in Northern Ontario. By preparing, attracting and retaining health-care professionals, the University will improve access to equitable, high-quality health care in the North with an aim to eliminate the gaps.

For further information about NOSM, please contact:

Kimberley Larkin
Manager, Communications
Northern Ontario School of Medicine
Phone: 705-669-7943
Email: klarkin@nosm.ca

Watershed Conditions Statement - Water Safety**Parry Sound District****Including Muskoka River Watershed and Magnetawan River Watershed**Friday, April 01, 2022
12:00pm

The Ministry of Northern Development, Mines, Natural Resources and Forestry – Parry Sound District is advising area residents that a Watershed Conditions Statement - Water Safety is in effect until 3:59pm Friday April 7, 2022. This message will effect residents within the NDMNRF Parry Sound District which includes the District Municipality of Muskoka, the Territorial District of Parry Sound and a north-west portion in the County of Haliburton.

With recent mild weather and forecasted daytime temperatures in the 5°C to 10°C range over the next week water levels and river flows are expected to rise.

Residents are reminded to keep a close watch on conditions and regularly check for updated messages.

With rain, warmer temperatures and melting snow, banks and shorelines adjacent to water bodies can be extremely slippery and unstable. Ice conditions are deteriorating. Residents and visitors should exercise caution while around waterbodies and maintain close supervision of children and pets.

NDMNRF also advises extreme caution when using forest access roads for outdoor activities as they may become seasonally inundated with water, are prone to washouts and may become impassible due to localized flooding.

TECHNICAL INFORMATION**Description of Weather System**

Up to 10 mm of rain and 5 cm of snow is forecasted over the next seven days across the Parry Sound and Muskoka area. Daytime highs over the next week are forecast to range between 5°C and 10°C while nighttime lows range between +4°C and -5°C in the area.

Description of Current Conditions.

Water levels in managed lakes are within their seasonal operating range for this time of year. The most recent snowpack reading from March 23 showed a near average snowpack for this time of year.

The forecast warm weather, limited rain and a melting snowpack will result in runoff that will cause lake levels and river flows to start to rise over the next couple weeks. Flooding is not anticipated at this time.

NDMNRF is closely monitoring the weather and developing watershed conditions. Further updates will be issued as appropriate.

DEFINITIONS

- **WATERSHED CONDITIONS STATEMENT – WATER SAFETY:** indicates that high flows, melting ice or other factors could be dangerous for such users as boaters, anglers and swimmers but flooding is not expected.
- **WATERSHED CONDITIONS STATEMENT – FLOOD OUTLOOK:** gives early notice of the potential for flooding based on weather forecasts calling for heavy rain, snow melt, high winds or other conditions
- **FLOOD WATCH:** potential for flooding exists within specific watercourses and municipalities
- **FLOOD WARNING:** flooding is imminent or occurring within specific watercourses and municipalities.

LEARN MORE

- Surface Water Monitoring Centre public webpage www.ontario.ca/flooding
- Environment Canada bulletins: www.weather.gc.ca
- A close watch on local conditions and weather forecasts from Environment Canada is recommended.

REPORT TO COUNCIL



Report No.:	C-2022-04
Council Date:	April 6, 2022
From:	Lori West, Clerk
Subject:	2022 Municipal Election – Restricted Acts of Council “Lame Duck” Periods.

Background:

The purpose of this report is to address the impacts of the Restricted Acts of Council, pursuant to Section 275 of the Municipal Act, 2001, commonly known as “Lame Duck” Periods.

A council may become lame duck in one or two distinct time periods. The first period runs from nomination day to Election Day. And the second time period runs from Election Day to the end of the current term of Council.

The calculation used to decide whether a council is lame duck or not is by determining 3/4 or 75% of the membership of council.

A council comprised of 5 members the calculation to determine a lame duck is: 3/4 (or 75%) of 5 = 3.75. Therefore 3 members is less, and 4 members is more than 75 %.

- 1) **Potential “Lame Duck” Period: Nomination Day to Election Day** (*August 19, 2022 to October 24, 2022*)

Whether a Council is considered lame duck or not for this period shall be based on the 2022 Candidates election nominations that have been certified by the Municipal Clerk on August 22, 2022. If less than 3/4 of the existing Council Members are not running for Municipal Council the restrictions pursuant to Section 275 of the Municipal Act will apply.

Based on a Council comprised of 5 members; if 3 existing members of Council or less are not running in the 2022 Municipal Election the restrictions apply, and the Council will then be considered lame duck. If 4 existing members of Council or more are running in the 2022 Municipal Election, the restrictions do not apply and the Council would not be considered lame duck.

- 2) **Potential “Lame Duck” Period: Election Day to the End of the Term** (*October 24, 2022 to November 15, 2022*)

Whether a Council is considered lame duck or not for this period shall be based on the election results, declared by the Clerk shortly after the municipal election. If the election results is less than 3/4 of the incumbent Council Members returning to Council, the restrictions set out in the Municipal Act will apply.

Therefore, based on a Council comprised of 5 members; If 3 existing members of Council or less are re-elected, restrictions apply and the Council would be lame duck for this period. However, if 4 existing members of Council or more are re-elected the restrictions do not apply and the council would not be lame duck.

Restrictions on a “Lame Duck” Council

If a Council is in a ‘lame duck’ position, the Council shall not take on the following actions:

- a) The appointment or removal from office of any officer of the municipality;
- b) The hiring or dismissal of any employee of the municipality;
- c) The disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and
- d) Making any expenditures or incurring any other liability which exceeds \$50,000.

Exceptions to clauses 'C' and 'D' above do not apply if the disposition or liability was included in the most recent budget adopted by the Council before Nomination Day of the 2022 Municipal Election.

Hiring or Dismissal of Employees:

The Municipality of McDougall Personnel By-law 2016-09 (amended by By-law 2017-22) has provisions for the hiring and dismissal of employees.

The Hiring policy of the Municipality requires that:

Council participates in a recruitment committee for the hiring of managers, and that the committee makes recommendations to Council; and

The Chief Administrative Officer (CAO) recommends the appointment of other staff and Council approves such appointments.

The policy for termination stipulates;

Termination can be recommended by the supervisor to the CAO, and if supported by the CAO, advance to Council for final approval.

Council may also initiate the termination of an employee.

Land Matters:

Pursuant to Section 275(3)(c) a municipality can close a real estate transaction during the 'Lame Duck' period only if the Council passed a by-law approving the execution of the agreement of purchase and sale in advance of the 'lame duck' period.

Expenditures:

A contract could be awarded by a 'Lame Duck' Council in excess of \$50,000 so long as the amount was included in the approved 2022 annual budget. However the 'Lame Duck' Council would not be able to award a contract, if the amount of the tender or bid exceeds the amount included in the budget.

Emergencies:

Pursuant to Section 275(4)(4.1) which states that there is nothing that prevents a municipality from taking any action in the event of an emergency within the Municipality.

Recommendation:

That Council receive this Report for information purposes; and

That Council approve By-law 2022-19 delegating authority to the Chief Administrative Officer and Chief Financial Officer from August 19, 2022 to November 16, 2022 to:

- a) Be the financial signing authority for expenditures, outside the current budget, exceeding \$50,000 and/or for the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal;
- b) Be the authority to hire or remove any officer from/to employment with the Municipality of McDougall; and

That the by-law shall come into force and effect only in the event that less than 3/4 (75%) of the current Members of Council will be returning to sit on the new Council after Nomination Day of the 2022 Municipal Election as determined by the Clerk.

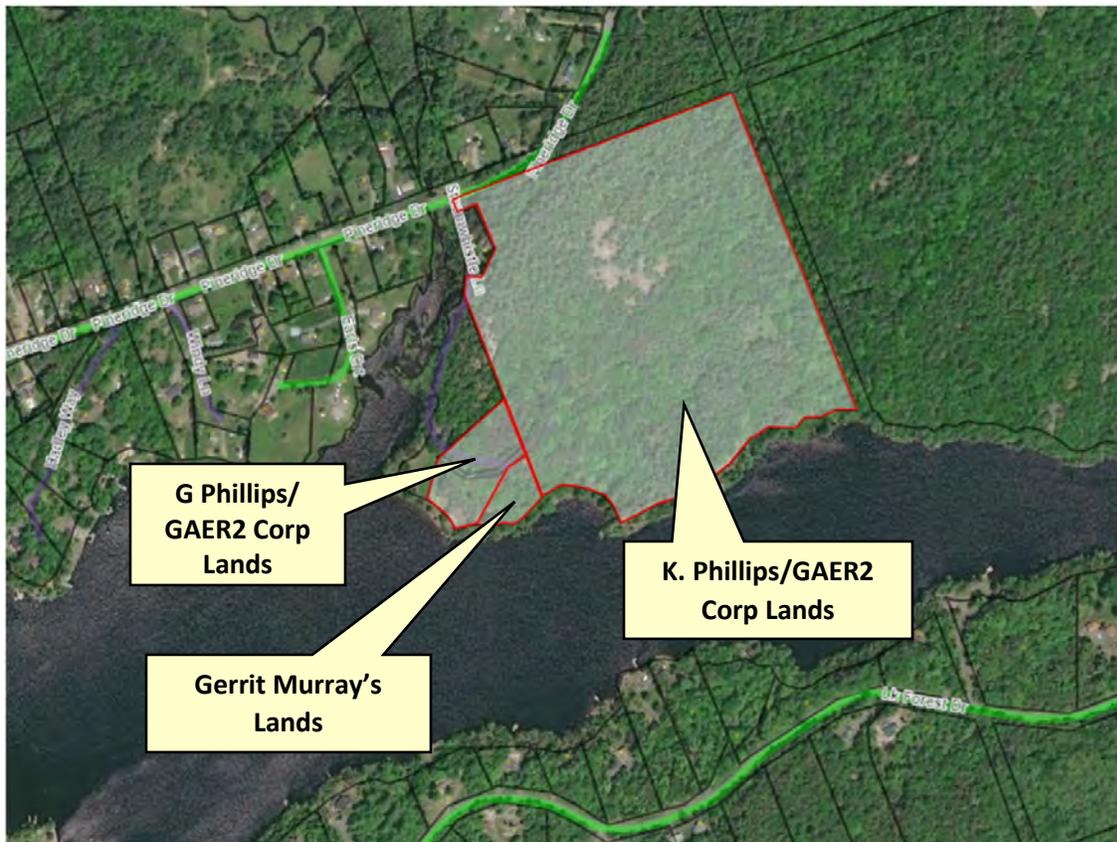
REPORT TO COUNCIL

Report No.:	C-2022-05
Council Date:	April 6, 2022
From:	Lori West, Clerk
Subject:	Shore Road Allowance Application SRA-2021-03 Phillips/GAER2 Corp/Murray

Background:

Joint application has been made by GAER2 Corp, Gary Phillips, Gerrit Murray, and Karen Phillips to purchase the Original Shore Road Allowance (SRA) laid out along the shores of Portage Lake in front of their lands, described as Part Lot 26 and 27 Concession 8 in the geographic Township of McDougall, now the Municipality of McDougall.

Figure 1: Key Map of Applicants Lands



Lands subject to shore road allowance application

The applicant's lands are subject to provisional Consent approval from the Parry Sound Area Planning Board. Application has been filed to purchase the shore road allowance abutting three properties owned by the applicant. The application to purchase the shore road allowance abutting Lot 26 Concession 8 has identified portions (Figure 2) of the road allowance to be purchased rather than purchasing in its entirety. The portions that have been requested for purchase would complete the shoreline abutting 3 of the lots resulting from the Consent applications.

Figure 2: Parcel Fabrics Prior to Registration of Consent

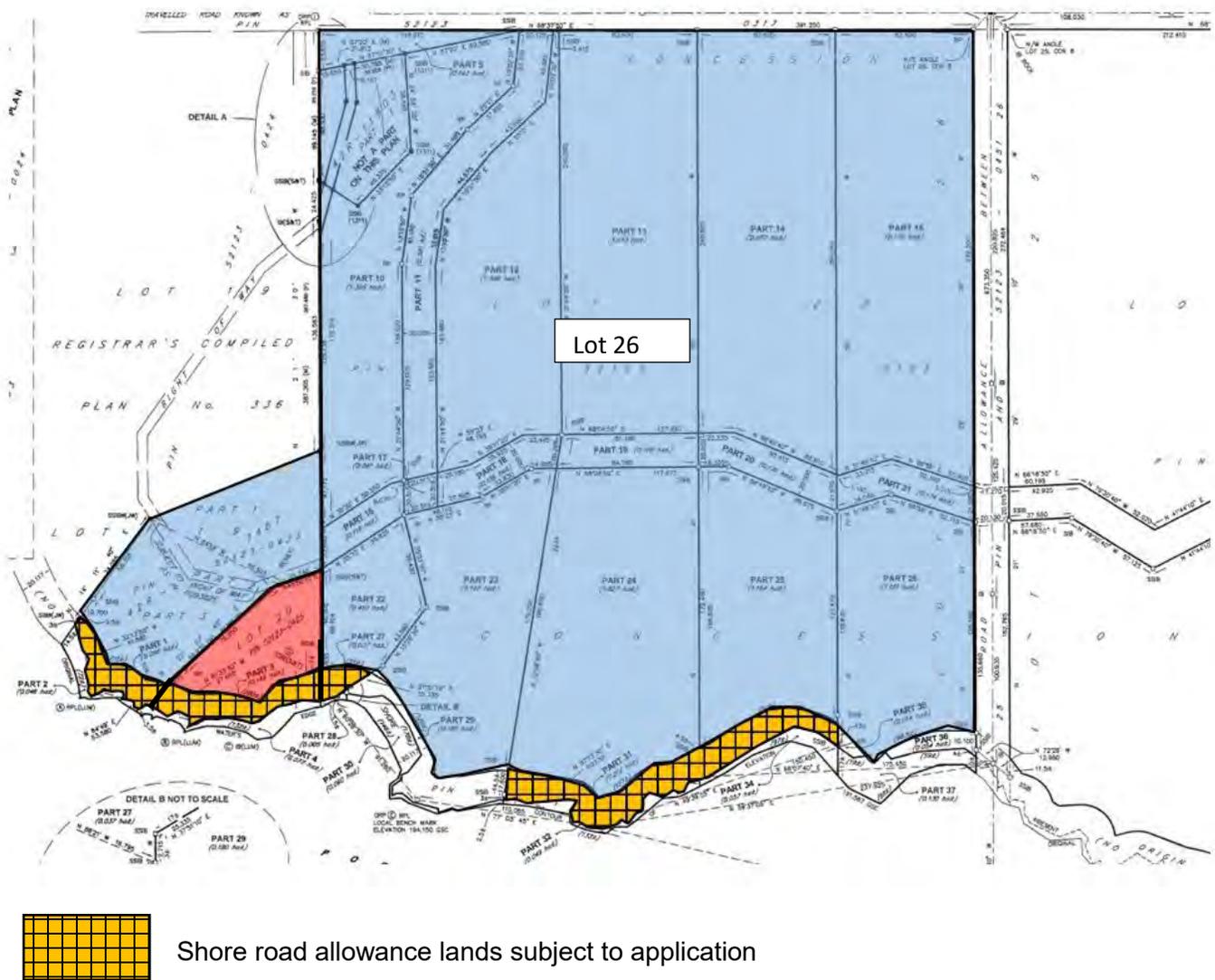


Figure 3: Lot Fabric after Consents/Shore Road Allowance

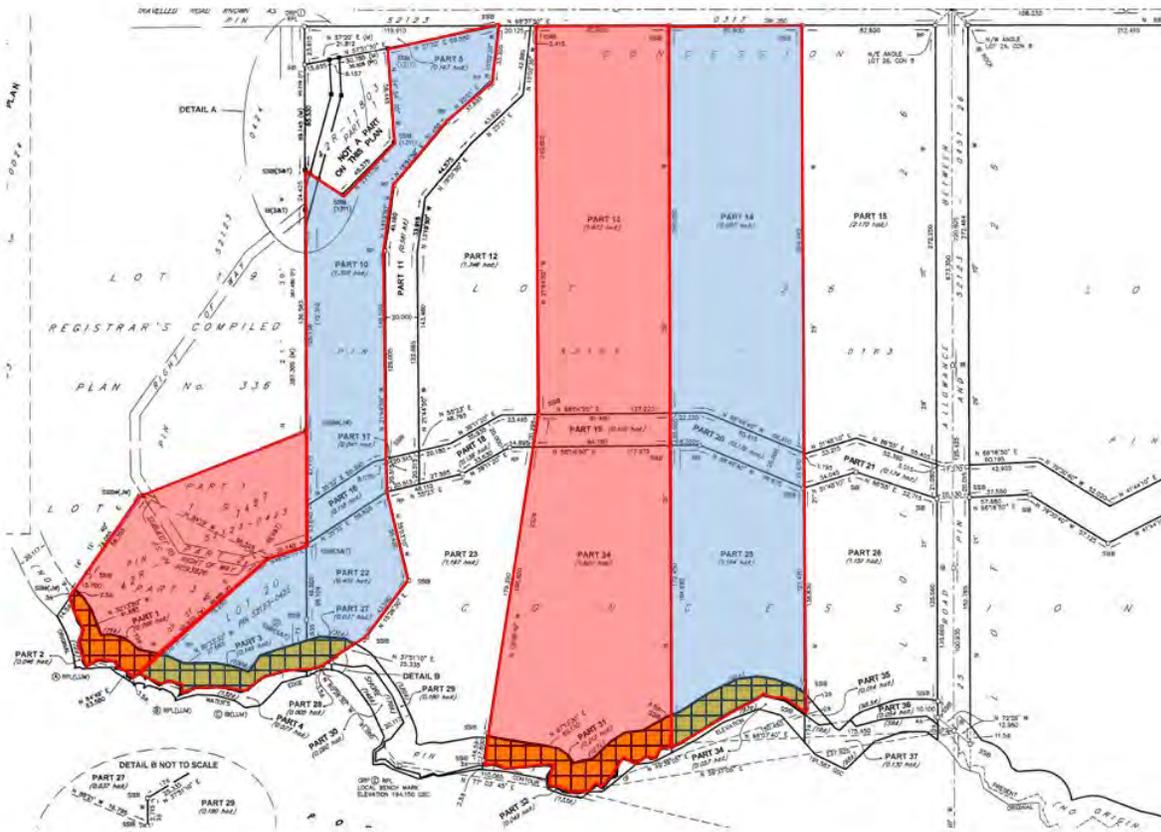


Figure 3 illustrates the shore road allowance lands as the hatched underlay. The contrasting red and blue parcels represent the properties resulting from the completion of the Consent and Shore Road Allowance Applications. Coordination with the Municipal solicitor will be required when registering the consolidation of the parcels.

The application process requires that neighbours be circulated on the application with the purpose of mutual agreement of the lot line projections. The Neighbour to the west who is not party to this application will be circulated a copy of the draft survey to sign off or comment on the proposed lot line projections.

The Ministry of Northern Development, Mines, Natural Resources and Forestry requires that flooded lands be retained by the Municipality, the draft survey has identified the limits of flooded lands prior to the sale of the Original Shore Road Allowance.

Recommendation:

Staff recommend that Council approve the request in principle, and direct staff to proceed with the application to stop up, close, and transfer of the subject SRA to the adjacent applicants lands. Staff will ensure that neighbor consent is obtained for the lot line projections. Notice of the application and public meeting will be held in accordance with municipal policy.



March 31, 2022

Good Afternoon,

On March 30, 2022, the government released its [More Homes for Everyone Plan](#), that proposes targeted policies and initiatives for the immediate term to address market speculation, protect homebuyers and increase housing supply.

Details about the range of measures in the government's plan can be found in the news release here: [Ontario is Making It Easier to Buy a Home | Ontario Newsroom](#).

The More Homes for Everyone Plan is informed by a three-part consultation with industry, municipalities and the public. This includes the Rural Housing Roundtable and the first ever Ontario-Municipal Housing Summit, letters to all 444 municipalities asking for their feedback, and follow-up meetings with the leaders of municipal organizations. On behalf of the ministry, thank you for being part of our consultations and sharing your valuable input.

The government also introduced [Bill 109 - the More Homes for Everyone Act, 2022](#), and is seeking feedback on the changes proposed under the legislation and on other initiatives, through a series of housing related public consultations. This includes seeking input on how to support gentle density for [multi-generational and missing middle housing](#), as well as addressing [housing needs in rural and northern communities](#). These and other related consultations can be found through the [Environmental Registry of Ontario and the Ontario Regulatory Registry](#).

The government committed to prioritizing implementation of the [Housing Affordability Task Force's recommendations](#) over the next four years, with a housing supply action plan every year, starting in 2022-23. To facilitate this, the government plans to establish a Housing Supply Working Group, that would engage with municipal and federal governments, partner ministries, industry, and associations to monitor progress and support improvements to its annual housing supply action plans.

Ontario looks forward to continued collaboration with municipalities to address the housing crisis and hear your ideas and advice on the More Homes for Everyone Plan.

Sincerely,

A handwritten signature in black ink that reads "K. Manson-Smith".

Kate Manson-Smith

Deputy Minister

- c. Joshua Paul, Assistant Deputy Minister – Housing Division
- Sean Fraser, Assistant Deputy Minister – Planning and Growth Division
- Caspar Hall, Assistant Deputy Minister – Local Government Division

RECEIVED APR 01 2022



52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

Notice of Complete Application and Electronic Public Meeting

**Application – B-22-03 Thunder Creek Homes Inc.
47, 49 and 51 Winnifred Ave.**

Take notice that the Town of Parry Sound is considering the above consent and you are being provided notice under Section 52 of the Planning Act, R.S.O. 1990, c.P13.

Take notice that the Council of the Corporation of the Town of Parry Sound will hold a public meeting on **Tuesday April 19, 2022 at 7:00 p.m** to consider a proposed consent application under Section 52 of The Planning Act, as amended. Due to the current restrictions on public gatherings because of COVID-19, this meeting will not be held in person but will be an electronic meeting, unless determined otherwise. Please contact staff if you wish to participate in the meeting.

The purpose of the application is to reconfigure lots 46 and 47 in Plan 42M-648 to allow each lot to be separately conveyable. There is currently one lot as lots 46 and 47 merged since the subdivision was originally approved. In addition, the application would include rights of way over the rear of each property to provide access to those lands. The property proposed is shown on the attached Location Map.

To ensure that full public participation is possible and adhere to health and safety procedures considering COVID- 19, it is recommended that people submit comments in writing. If this is not possible, a voice mail can be left with Jayme Young (705-746-2101 ext 225) and it will be provided to Council. As a final option, if a person wishes to speak to Council at the electronic public meeting, please contact the Clerk at least 24 hours in advance of the meeting – members of the public will be responsible for their own technical requirements in this regard.

Any person may participate in the electronic public meeting and make written and/or verbal representation either in support of, or opposition to the proposed consent application. Council may make a final decision on this consent application on the same day as the electronic public meeting.

If a person or public body that files an appeal of a decision of the Town of Parry Sound in respect of the proposed consent does not make written submission to the Town of Parry Sound before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Town of Parry Sound on the proposed consent, you must make a written request to the undersigned.

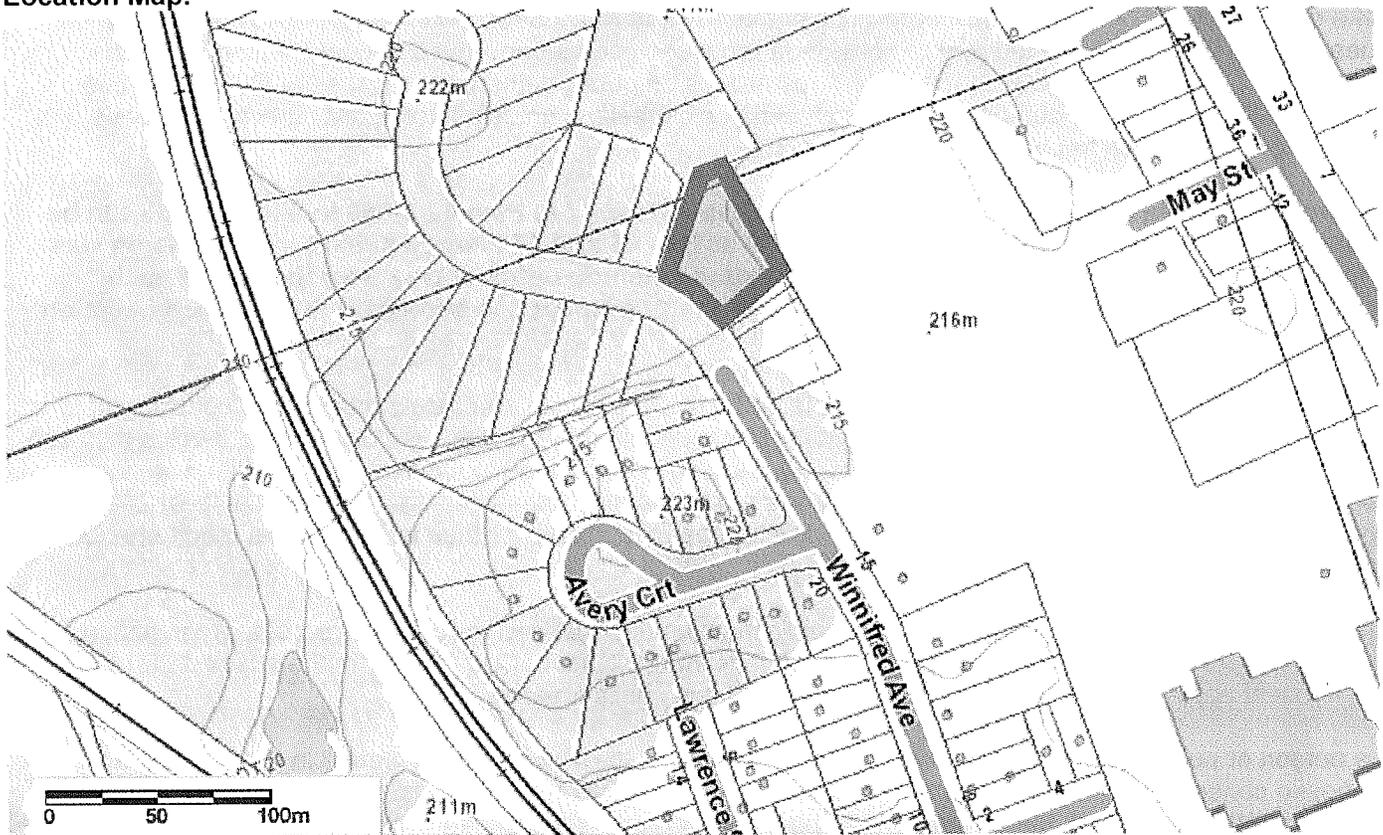
If you are the owner of any land that contains seven or more residential units, please post this notice in a location which is visible to all residents.

Additional Information relating to the proposed consent application is available for inspection between 8:30 a.m. and 4:30 p.m. by contacting:

Rebecca Johnson
Clerk/Executive Assistant
52 Seguin Street
Parry Sound, ON P2A 1B4
T. (705) 746-2101 x220
F. (705) 746-7461
rjohnson@townofparrysound.com

Dated at Parry Sound this **30th** Day of **March, 2022**.

Location Map:



RECEIVED APR 01 2022

March 23, 2022

Municipality of MCDOUGALL
5 Barager Boulevard
McDougall (ON)
P2A 2W9

Subject: Canadian Pacific 2022 Vegetation Control Program

Dear Madam:

Dear Sir:

Please be advised that Canadian Pacific Railway (CP) will be carrying out its 2022 annual vegetation control program within your city limits. This program will be confined to CP's right-of-way, part of this program will consist of grass and weed control using herbicides on the ballast (gravelled section) and the second part (if needed) will take care of the brush on selected rail lines. The rail ballast portion of the program will take place within your municipality between May 9th and August 31st, as for the brush control, if needed, will be between May 9th and August 31st. Some manual brush control involving stump treatment may occur from May 9th until December 15.

This program is necessary to eliminate brush and weeds which constitute a hazard to the public and to CP's employees as well. If left uncontrolled, vegetation contributes to trackside fires, impairs visibility of train signals, impairs sight lines at railway crossings, impairs proper inspection of track infrastructure, etc. This is all in accordance with Ontario *Regulation 63/09*, which grants public works the right to use herbicides when it comes to the safety of their infrastructure. All applications will be carried out by qualified operators in conformity with current federal and provincial regulations. This program will also be subject to all habitation and aquatic setbacks listed on the products' label. All herbicides are registered under the PMRA and they are all biodegradable.

We invite you to visit CP's web site at www.cpr.ca, where a detailed schedule of our vegetation control operations is posted. To find the schedule move your cursor over "Community" (just above the main banner), a drop-down menu will open and then select the item "Living Near the Railway". Once on that page, scroll down until you see "Vegetation Management" and then click on the "Learn More" button. Then, among the items listed on the far left of the screen, click on "Ontario vegetation control" to see the link to the actual schedule (a pdf document). You can also use the following address with your browser: <http://www.cpr.ca/en/community/living-near-the-railway/ontario-spray-schedules>.

We also have a 24/7 service called Community Connect dedicated in providing answers to any question related to CP's railway operations. You can send them an online form by visiting <https://www.cpr.ca/en/contact-us/community-connect>. You can find the form by simply scrolling down the Community Connect webpage and under "Send Us a Note" click on "Fill out this form".

We invite you to communicate this information to your citizens as well. We would like also to take this opportunity to remind you that, as per Transport Canada "*Railway Safety Act*", it is illegal to be on any railway property without lawful authorization.

Yours truly,

A handwritten signature in black ink, appearing to read "Geoff Gordon", written in a cursive style.

Geoff Gordon
Vegetation Management Specialist
Canadian Pacific

c.c.: Ministry of the Environment and Climate Change of Ontario

RECEIVED MAR 24 2022

NEAR NORTH
CRIME 
STOPPERS

March 17, 2022

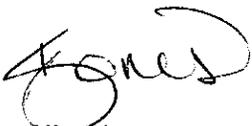
Dear Mayor and Council members,

Near North Crime Stoppers had previously contacted your municipality asking if we might have the opportunity to appear before council to do a brief presentation. We fully recognize the challenges that municipalities have had in addressing Covid. Hopefully, we are moving forward, and things will get back to some sense of "normal."

The success of Crime Stoppers depends largely on community awareness and support. We are hoping that sometime in 2022, there may be an opportunity for Near North Crime Stoppers to appear before council (in person, or by electronic means) to bring you up to speed on Crime Stoppers to help create more awareness in your municipality.

Should council be opened to having a presentation, please let us know and we will collaborate with you to set up a convenient time at an upcoming council meeting this year. Thank you for your consideration of this request.

Sincerely,



Kim Jones

Executive Director

705-303-4426

kim@nearnorthcrimestoppers.com

RECEIVED MAR 30 2022

Ministry of Northern Development,
Mines, Natural Resources and Forestry

Ministère du Développement du Nord, des Mines,
des Richesses naturelles et des Forêts

Parry Sound District

District de Parry Sound

7A Bay Street
Parry Sound, ON P2A 1S4
Tel.: 705-746-4201
Fax.: 705-746-8828

7A, rue Bay
Parry Sound, ON P2A 1S4
Tél. : 705-746-4201
Télééc. : 705-746-8828



SUBJECT: Parry Sound District, French Severn Forest, NDMNRF Digital Mail List

The Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF) is transitioning to digital distribution of District mail-outs for all Forest Management Planning (FMP) notifications (e.g. Annual Work Schedule notifications) as per Provincial direction outlined in the Forest Management Planning Manual (FMPM) 2020.

To receive future Parry Sound FMP notifications regarding the French Severn Forest (like the one on the opposite page) via email, please send an email request to paige.jones@ontario.ca using the subject line **French Severn Forest Mail List**. All future notifications will be sent to you digitally at the email address provided. We strongly encourage switching to email notices for efficiency and cost savings. However, if you do not have email you can disregard this notice and continue receiving hard-copy mailing through Canada Post.

If you have any questions and/ or concerns regarding the transition to digital notifications, please contact Paige Jones, Parry Sound District Resources Clerk, via email at paige.jones@ontario.ca. Thank you.

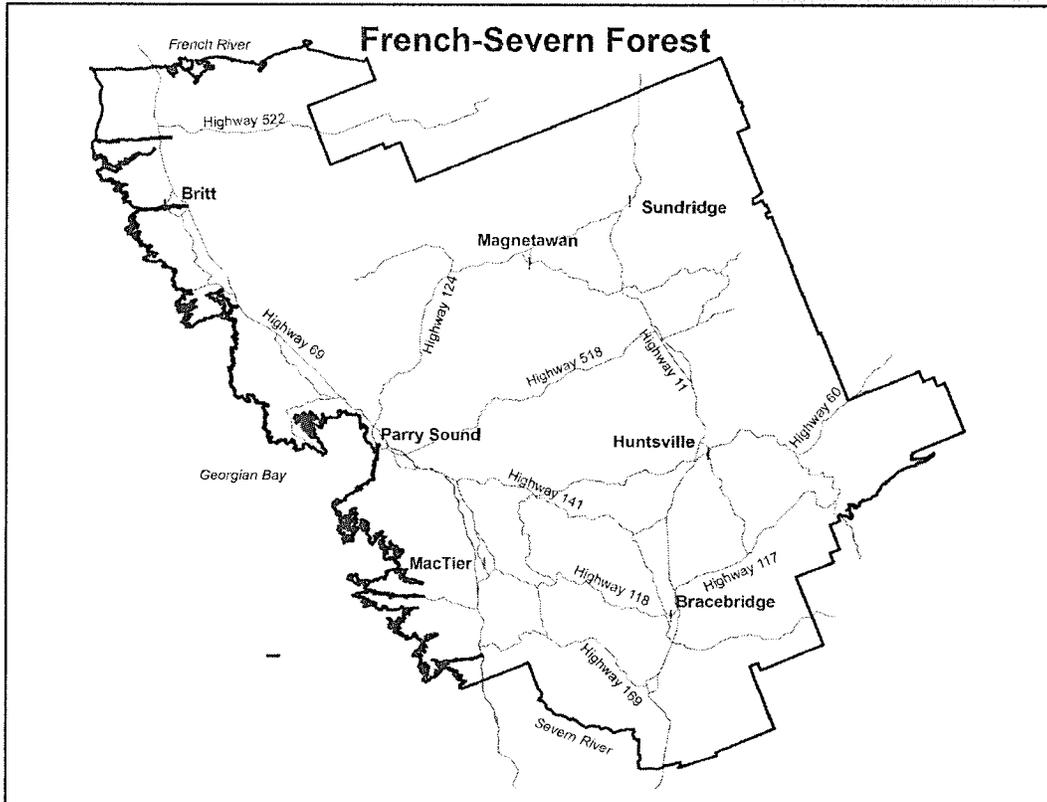
INSPECTION

Inspection of 2022 – 2023 Annual Work Schedule for French-Severn Forest

The April 1, 2022 – March 31, 2023 Annual Work Schedule (AWS) for the **French-Severn Forest** is available electronically for public viewing by contacting the **Westwind Forest Stewardship Inc.**, during normal business hours and on the Natural Resources Information Portal at <https://nrp.mnr.gov.on.ca/s/fmp-online> beginning **March 15, 2022** and for the one-year duration of the AWS.

Scheduled Forest Management Operations

The AWS describes forest operations such as road construction, maintenance and decommissioning, forestry aggregate pits, harvest, site preparation, tree planting and tending that are scheduled to occur during the year.



Tree Planting and Fuelwood

Westwind Forest Stewardship Inc. is responsible for tree planting in the French-Severn Forest. Please contact the Forest Company listed below for information regarding tree planting job opportunities.

For information on the locations and licence requirements for obtaining fuelwood for personal use, please contact the NDMNRF staff listed below. For commercial fuelwood opportunities, please contact the Forest Company listed below:

Michael Henry
Management Forester
Ministry of Northern Development, Mines
Natural Resources and Forestry
7A Bay Street
Parry Sound, ON P2A 1S4
tel: 705-346-2215
e-mail: mike.henry@ontario.ca

Barry Davidson
General Manager
Westwind Forest Stewardship Inc.
72 Church Street
Parry Sound, ON P2A 1Y9
tel: 705-746-6832 ext. 24
e-mail: barrydavidson@westwindforest.ca

Stay Involved

Further information on how to get involved in forest management planning and to better understand the stages of public consultation please visit:

<https://www.ontario.ca/document/participate-forest-management-ontario/how-get-involved-forest-management>



**THE CORPORATION OF THE TOWNSHIP
OF SEGUIN
NOTICE OF PUBLIC MEETING
PROPOSED HOUSEKEEPING
AMENDMENT TO THE ZONING BY-LAW
2006-125**

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin will be considering the following application to amend Zoning By-law 2006-125, as amended, under Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

Public Meeting Date: April 19th, 2022 at 4:30 p.m.

or as soon thereafter as the matter can be heard

Viewed virtually on the Township of Seguin's YouTube Channel.

Broadcasted from Council Chambers, Township of Seguin Municipal Office

5 Humphrey Drive, Seguin, ON P2A 2W8

Corner of Humphrey Drive and Highway #141

Application File No. R-2022-0005

Township of Seguin Housekeeping Amendment

THE PURPOSE AND EFFECT of the housekeeping amendment is to undertake the following:

- Several wording and schedule changes to provide further functionality to the implementation to the Township of Seguin Zoning By-law 2006-125. These proposed revisions have been prepared by Township staff to address several grammatical inconsistencies and regulatory conflicts.
- To correct the zoning schedules for multiple properties that are currently located within the OS Zone and OS1 Zone.
- To correct the zoning for the property at 1072 Seguin Trail from the Rural (RU) Zone to the Light Industrial (M3) Zone.

The housekeeping amendment applies to the geographic Township of Seguin and, as such, no key map is required.

ADDITIONAL INFORMATION regarding this Application is available in PDF and can be sent to you upon request by email. Please direct inquiries to planning@seguin.ca. Additional information will be posted on the Township website www.seguin.ca under Public Notices. A link to the existing By-law can be found at <https://www.seguin.ca/en/explore-play/resources/zoningby-law2006-125.pdf>

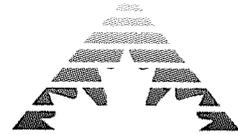
For more information about this matter, including information about appeal rights, please contact Craig Jeffery, Clerk, at (705) 732-4300 or (877) 4SEGUIN (473-4846) or via email to info@seguin.ca. If you wish to speak to Council at the meeting by electronic participation, please contact Craig Jeffery, Clerk, by 9:00 a.m. on the regular business day preceding the scheduled meeting where the item will be considered.

The meeting will also be live-streamed on the Township of Seguin's YouTube Channel.

Dated at the Township of Seguin this 24th day of March, 2022.

Craig Jeffery, Clerk,
Township of Seguin

Parry Sound Area
COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.
A Community Futures Development Corporation



February 15, 2022

Municipality of McDougall
5 Barager Blvd.,
McDougall, ON
P2A 2W9

Attention: Mayor Dale Robinson
Municipality of McDougall
RE: Contribution to the Parry Sound Area CB&DC – 2022

Dale

Dear ~~Mayor~~ Robinson,

On behalf of the Board volunteers and the staff of the CB&DC please share with Council our sincere appreciation for its past tangible support to our annual operating budget. In support of our request for a 2022 contribution of \$3000 I have attached the following:

1. September 30, 2021 year-end financial statements
2. CB&DC Investment Fund Municipal Concentration list as at December 31, 2021
3. Summary of past Municipal support
4. CB&DC Board resolution #2022-4037 authorizing this request

It's not surprising to note that 2021 continued to be a year of challenge. As a community across the West Parry Sound Area residents, businesses, community organizations and visitors have all had to adjust and pivot to continue to adapt to the ongoing challenges of the Covid-19 pandemic. The CB&DC staff and volunteer board members have embraced new tools and processes to continue to do the important work we do, as seamlessly as possible.

This year, our team at the office maintained a hybrid work from home model which allowed us to close the office to the public when required, doing our part to limit community contact, while ensuring we had someone in the office at all times to respond to client needs. We continue to update our processes through utilization of virtual channels and by implementing a digitization plan to maximize our flexibility as an organization.

In response to the Covid-19 pandemic, the Federal Government created the Regional Relief and Recovery Fund (RRRF), which provided SME's an interest free loan up to \$60,000, with up to 33% forgivable portion if the business repaid \$40,000 by December 2022; recently the government has extended the payment timeline to December 2023. Through FedNor, Community Futures organizations were charged with delivery of this program and in our area, CB&DC advanced \$3,800,000 to 72 local businesses, with a potential forgivable portion of over \$1,000,000. With that program closing to applications in June 2021, our team was nimble and acted quickly to access additional tranches of funds as they became available, enabling us to reach as many local businesses as possible, many of

whom were not eligible for other sources of covid-relief funding. We're extremely proud of this work, and the tangible difference it made in our community.

In addition to the RRRF funding, we assisted local business owners to access \$198,000 in non-repayable funding through the Covid Safety Protocol Program and Covid Professional Services Project. These two programs offered a maximum of \$5000 non-repayable funds each and we were grateful to have the opportunity to help so many local entrepreneurs access these covid relief programs.

Over and above the RRRF program, our regular loan portfolio continues to be very active. During CB&DC's 2021 fiscal year, the board invested a further \$1.3Million across our community to entrepreneurs in need of capital and operating funding, leveraging in excess of \$2Million. We have not slowed down and continue to speak with a wide variety of entrepreneurs looking to expand and/or build their businesses here.

This past year we saw changes in our staff team structure; Janice Heidman came on board as General Manager in January 2021. With the end of our Assistant Administrator's contract, we decided to reorganize our workflow from 3.5 to 3 full time employees. Our long time Loans Officer Sherry Keown has announced her retirement in May 2022 and we are pleased to welcome Nathan Thornborrow to the CB&DC as Loans & Business Development Officer. Nathan, a local resident, comes to us with experience in the business lending field and is looking forward to continuing to work hard for the betterment of our community.

Thank you for your consideration of this request and as always, we remain available to have further dialogue with Council at your convenience.

Yours truly,



Bob Griffiths
Chair,
Parry Sound Area
Community Business & Development Centre

**Municipal Concentration
As at Dec 31, 2021**



Parry Sound Community Business & Development Centre
1A Church St. Parry Sound, ON P2A 1Y2
705-746-4455

Municipality	Amount	Number of Loans	Percentage by Dollar
Archipelago	\$ 480,000.00	4	4.71
Carling	\$ 60,000.00	1	0.59
Magnetawan	\$ 935,104.09	12	9.17
McDougall	\$ 554,869.96	7	5.44
McKellar	\$ 220,000.00	3	2.16
Mowat	\$ -	0	0.00
Seguin	\$ 1,343,446.92	17	13.18
Town of Parry Sound	\$ 5,347,203.70	64	52.45
Wallbridge	\$ 180,000.00	1	1.77
Whitestone	\$ 515,542.13	3	5.06
Other	\$ 433,000.00	5	4.25
Regional	\$ 125,000.00	1	1.23
Total	\$ 10,194,166.80	118	100.00

MUNICIPAL CONTRIBUTIONS

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Archipelago	\$4,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$ 2,000.00
Carling	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500		
McDougall	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000.00
McKellar	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	
Parry Sound	\$2,468	\$3,123	\$4,021	\$2,613	\$1,585	\$2,233	\$2,000		\$ 2,002.00
Seguin	\$7,000	\$7,000	0	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	
Whitestone	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$550	\$1,100	\$1,100	\$ 1,100.00
Magnetawan	\$1,000	\$1,000	\$1,000	\$1,000		\$1,000	\$1,000	\$1,000	\$ 1,000.00
Total	\$20,568	\$18,223	\$13,121	\$15,713	\$13,685	\$14,783	\$15,100	\$11,600	\$ 9,102.00



PARRY SOUND AREA
COMMUNITY BUSINESS & DEVELOPMENT CENTRE INC.
General Resolution

RESOLUTION #	CB&DC – 2022-4037
DATE:	January 31, 2022
MOVED BY:	<i>Rachel Sullivan</i>
SECONDED BY:	<i>Shirley West</i>
THAT:	the Board of the Parry Sound Area Community Business & Development Centre Inc. does hereby direct the General Manager to apply to the Township of McDougall's Donations / Grants Program for a 2022 contribution of \$3,000.00.

- Carried
- Defeated
- Deferred

Chair *[Signature]*

**PARRY SOUND AREA COMMUNITY
BUSINESS & DEVELOPMENT
CENTRE INC.**

Financial Statements

For the year ended September 30, 2021

Parry Sound Area Community Business & Development Centre Inc.
Financial Statements
For the year ended September 30, 2021

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Supplementary Information

Location	1A Church Street, Parry Sound, Ontario
Bank	Kawartha Credit Union

GINGRICH & HARRIS Chartered Professional Accountants

1-7 William Street
Parry Sound ON
P2A 1V2

STEPHEN L. GINGRICH, CPA, CFP
BRANDY L. HARRIS-GREEN, CPA

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Independent Auditors' Report

**To the Directors of
Parry Sound Area Community Business & Development Centre Inc.**

Qualified Opinion

We have audited the accompanying financial statements of Parry Sound Area Community Business & Development Centre Inc. (the "entity"), which comprise the statement of financial position as at September 30, 2021 and the statements of operations, changes in fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the entity as at September 30, 2021, and its financial performance and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

Loans and mortgage receivables have been recorded at amortized cost at inception as market value was not determined. We were unable to determine the adjustment to fair market value that would be necessary. Therefore, we were not able to determine whether any adjustments might be necessary to excess of revenue over expenses, and cash flows from operation for the years ended September 30, 2021 and September 30, 2020, current assets as at September 30, 2021 and September 30, 2020, and net assets as at October 1 and September 30 for both years. Our audit opinion on the financial statements for the year ended September 30, 2021 was modified accordingly because of the possible effects of this limitation in scope.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- * Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- * Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- * Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- * Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- * Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Parry Sound, Ontario
December 13, 2021

Chartered Professional Accountants
Licensed Public Accountants

**Parry Sound Area Community Business & Development Centre Inc.
Statement of Financial Position**

<u>September 30</u>	<i>General Fund</i>	<i>Investment Fund</i>	<i>Project Fund</i>	<i>CiiNO Fund</i>	<u>2021</u>	<u>2020</u>
Liabilities and Fund Balances						
Current						
Accounts payable and accrued liabilities (Note 7)	\$ 10,719	\$ 6,236	\$ 520	\$ -	\$ 17,475	\$ 19,898
Interfund balances (Note 11)	21,858	-	-	-	21,858	52,294
Interfund balance - long-term (Note 11)	6,000	-	-	-	6,000	12,000
	<u>38,577</u>	<u>6,236</u>	<u>520</u>	<u>-</u>	<u>45,333</u>	<u>84,192</u>
Deferred revenue						
Deferred operating contributions (Note 8)	53,764	-	718	-	54,482	153,567
Commitments and contingencies (Note 10)						
Fund Balances						
External restrictions	-	10,392,436	-	-	10,392,436	9,198,225
Internal restrictions	-	-	15,443	-	15,443	15,943
Unrestricted	26,604	-	-	-	26,604	25,518
	<u>26,604</u>	<u>10,392,436</u>	<u>15,443</u>	<u>-</u>	<u>10,434,483</u>	<u>9,239,686</u>
Total Liabilities and Fund Balances	<u>\$ 118,945</u>	<u>\$ 10,398,672</u>	<u>\$ 16,681</u>	<u>\$ -</u>	<u>\$ 10,534,298</u>	<u>\$ 9,477,445</u>

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.
Statement of Operations and Changes in Fund Balances**

	<i>General Fund</i>	<i>Investment Fund</i>	<i>Project Fund</i>	<i>CiiNO Fund</i>	2021	2020
For the year ended September 30						
Revenues						
Industry Canada - FedNor						
- Operating funds - current year	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 328,059
- Special funding	-	2,477,715	-	-	2,477,715	1,422,285
Government and other grants (Note 12)	21,514	-	-	-	21,514	52,121
Investment income	3,935	56,604	270	-	60,809	70,023
Loan interest income	-	235,177	-	-	235,177	252,244
Sales income (events, tickets etc.)	-	-	-	-	-	14,457
Other income	500	-	-	-	500	10,931
	325,949	2,769,496	270	-	3,095,715	2,150,120
Expenses						
Amortization	3,244	-	-	-	3,244	3,244
Loan loss provision (recovery)	-	1,448,720	-	-	1,448,720	1,711,554
Loan forgiveness - COVID 19	-	80,000	-	-	80,000	10,000
Salaries and benefits (see schedule)	285,792	-	-	-	285,792	328,878
Occupancy and equip. (see schedule)	29,321	-	-	-	29,321	31,181
Director's expenses	2,223	-	-	-	2,223	2,885
Community development (see schedule)	708	-	248	-	956	18,291
Administration (see schedule)	43,898	6,242	522	-	50,662	96,238
	365,186	1,534,962	770	-	1,900,918	2,202,271
Excess of Revenue (Deficiency) over Expenses	(39,237)	1,234,534	(500)	-	1,194,797	(52,151)
Fund Balances						
Beginning of year	25,518	9,198,225	15,943	-	9,239,686	9,291,837
Interfund transfers (Note 11)	40,323	(40,323)	-	-	-	-
End of year	\$ 26,604	\$ 10,392,436	\$ 15,443	\$ -	\$ 10,434,483	\$ 9,239,686

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.
Schedule of Expenditures**

For the year ended September 30	<i>General Fund</i>	<i>Investment Fund</i>	<i>Project Fund</i>	<i>CiiNO Fund</i>	2021	2020
Administration						
Advertising and promotion	\$ 3,490	\$ -	\$ -	\$ -	\$ 3,490	\$ 7,260
Bank charges and interest	-	-	-	-	-	22
Conventions, subscriptions, fees & dues	3,083	-	-	-	3,083	13,878
Employee training	383	-	-	-	383	4,039
Meetings	286	-	-	-	286	-
Office supplies and general	10,914	-	-	-	10,914	10,390
Postage	486	-	-	-	486	456
Professional fees	4,872	6,242	522	-	11,636	11,668
Staff travel and expenses	2,235	-	-	-	2,235	11,911
Transition expenses	-	-	-	-	-	4,440
Special operations expenses	18,149	-	-	-	18,149	32,174
	\$ 43,898	\$ 6,242	\$ 522	\$ -	\$ 50,662	\$ 96,238

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Parry Sound Area Community Business & Development Centre Inc.
Statement of Cash Flows**

For the year ended September 30	General Fund	Investment Fund	Project Fund	CiiNO Fund	2021	2020
Cash provided by (used in)						
Operating activities						
Revenue in excess of expenditures	\$ (39,237)	\$ 1,234,534	\$ (500)	\$ -	\$ 1,194,797	\$ (52,151)
Interfund transfer	40,323	(40,323)	-	-	-	-
Items not involving cash						
Amortization of capital assets	3,244	-	-	-	3,244	3,244
Loan loss provision	-	1,448,720	-	-	1,448,720	1,711,554
Changes in non-cash working capital balances						
Contributions receivable	14,170	-	-	-	14,170	16,397
Other receivables	4,358	1,130	1,104	565	7,157	(4,747)
Interfund balances	(36,436)	36,436	-	-	-	-
Accounts payable and accruals	(1,391)	1,563	(1,036)	(1,559)	(2,423)	171
	(14,969)	2,682,060	(432)	(994)	2,665,665	1,674,468
Investing activities						
Purchase of capital assets	-	-	-	-	-	(10,991)
Loans and mortgages advances	-	(3,638,509)	-	-	(3,638,509)	(2,898,503)
Loans and mortgages repaid	-	1,834,763	-	-	1,834,763	2,093,426
	-	(1,803,746)	-	-	(1,803,746)	(816,068)
Financing activities						
Deferred operating contributions	(56,174)	-	-	(42,911)	(99,085)	60,090
	(56,174)	-	-	(42,911)	(99,085)	60,090
Increase (decrease) in cash during the year	(71,143)	878,314	(432)	(43,905)	762,834	918,490
Cash, beginning of year	177,247	3,725,501	16,955	43,905	3,963,608	3,045,118
Cash, end of year	\$ 106,104	\$ 4,603,815	\$ 16,523	\$ -	\$ 4,726,442	\$ 3,963,608
Represented by						
Unrestricted cash (bank indebtedness)	\$ 106,104	\$ -	\$ -	\$ -	\$ 106,104	\$ 177,247
Restricted cash	-	4,603,815	16,523	-	4,620,338	3,786,361
	\$ 106,104	\$ 4,603,815	\$ 16,523	\$ -	\$ 4,726,442	\$ 3,963,608

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Parry Sound Area Community Business & Development Centre Inc.

Notes to Financial Statements

September 30, 2021

1. The Corporation

The Corporation is incorporated without share capital under the laws of Ontario as a not-for-profit organization with the principal purpose to encourage job creation in the Parry Sound Area. If the corporation were to dissolve and after the payments of all debts, the remaining assets of the corporation would be distributed or disposed of to another organization with similar goals and objectives as approved by Industry Canada. The Corporation is exempt from Income Taxes under the Income Tax Act of Canada.

2. Significant Accounting Policies

a) Basis of Accounting

Fund accounting

The Corporation follows the restricted fund method of accounting for contributions.

The General Fund accounts for the Corporation's program delivery and administrative activities. This fund reports unrestricted resources and restricted operating contributions.

The Community Futures Investment Fund was established to provide financing for new and existing enterprises in order to protect or create new jobs. The contributions to the Investment Fund are externally restricted for use in achieving those objectives.

The CiiNO Fund (Community Investment Initiative for Northern Ontario) includes externally restricted contributions to carry out this program.

The Project Fund includes externally restricted contributions for miscellaneous projects carried out by the Corporation.

b) Cash and Cash Equivalents The Corporation's policy is to present bank balances and term deposits with a maturity period of three months or less from the date of acquisition under cash and cash equivalents.

c) Contributions Receivable Contributions receivable are recognized as an asset when the amounts to be received can be reasonably estimated and ultimate collection is reasonably assured.

**Parry Sound Area Community Business & Development Centre Inc.
Notes to Financial Statements**

September 30, 2021

d) Capital Assets

Capital assets are recorded at cost. Amortization is based on the estimated useful life of the asset and is provided at the following rates and methods. They are also tested for impairment.

Furniture and equipment - 10 years straight line method
Computer equipment - 4 years straight line method
Leasehold improvements - 10 years straight line

A capital asset is written off as an expense in the year of acquisition if the acquisition is less than \$1,000.

e) Revenue Recognition

The Corporation follows the restricted fund method whereby restricted contributions for the corresponding restricted fund are recognized as revenue of that fund in the current period. Operating Contributions and other restricted contributions are recognized in the general fund in accordance with the deferral method. All other unrestricted contributions are recognized as revenue of the general fund in the current period.

Operating Contributions from Industry Canada/FedNor are recognized as revenue of the General Fund in the year of receipt except for the following:

- i) Contributions relating to capital assets are credited to deferred capital contributions and recognized as revenue on the same basis as amortization on the related asset is charged against operations.
- ii) Contributions relating to approved expenditures not yet incurred are credited to deferred operating contributions only if costs are to be incurred within a multi-year operating agreement and the deferral has been approved by IC/FedNor.
- iii) Unexpended funds at the end of the year from contributions by IC/FedNor to the General Fund reduce contribution revenue and are reported as amounts due to IC/FedNor. Over expenditures may not be reimbursed by Industry Canada.
- iv) Unused funds from unrestricted revenues can be retained if approval to retain has been received by FedNor; otherwise unrestricted revenues reduce contribution revenue and are reported as amounts due to IC/FedNor.

Parry Sound Area Community Business & Development Centre Inc.
Notes to Financial Statements

September 30, 2021

- Interest revenue on short-term investments, loans and mortgages receivable and dividends from preferred shares are recognized on the accrual basis. The Corporation accrues interest on loans and mortgages in arrears until collection becomes doubtful.
- Other revenue is recorded in income when earned and measurable.
- Private sector contributions are recorded in the period received except for when they relate to upcoming expenditures.
- f) Contributed Services Volunteers contribute time to the Board of Directors and various sub-committees. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.
- g) Financial Instruments *Measurement of financial instruments*
The entity initially measures its financial assets and financial liabilities at fair value.
- The Corporation subsequently measures all its financial assets and financial liabilities at amortized cost.
- Financial assets measured at amortized cost include cash, accounts receivable, and loans and mortgages receivable.
- Financial liabilities measured at amortized cost include accounts payable and deferred contributions.
- Impairment*
Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.
- Transaction costs*
Transaction costs related to financial assets measured at fair value are expensed as incurred. Transaction costs related to other financial assets and financial liabilities are included or deducted in the initial measurement of the asset or liability. The entity recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

Parry Sound Area Community Business & Development Centre Inc.
Notes to Financial Statements

September 30, 2021

h) Use of Estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates. These estimates are reviewed periodically and adjustments made as appropriate, in the statement of operations in the year they become known.

3. Capital Assets

	2021		2020	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
<i>General Fund</i>				
Furniture and fixtures	\$ 32,508	\$ 30,754	\$ 1,754	\$ 1,973
Computer equipment	96,132	91,733	4,399	7,424
Leasehold improvements	16,928	16,928	-	-
	\$ 145,568	\$ 139,415	\$ 6,153	\$ 9,397

4. Other Receivables

	2021		2020	
Trade	\$ 1,000	\$	302	\$
HST recoverable	6,823	-	13,205	-
Other	-	-	1,473	-
	\$ 7,823	\$	14,980	\$

The carrying value of accounts receivable approximates their fair value due to the short maturity of the instruments and the fact that they are subject to normal credit terms.

5. Economic Dependence

Approximately 90% of the Corporation's revenue for the year ended September 30, 2021 (2020 - 81%) is received from Industry Canada - FedNor. The Corporation is dependent on annual contributions from Industry Canada/FedNor in order to finance its general fund operations. Should these contributions cease, the Corporation would be unable to continue its operations.

Parry Sound Area Community Business & Development Centre Inc.
Notes to Financial Statements

September 30, 2021

6. Loans and Mortgages Receivable

The loans and mortgages receivable bear various interest rates from 4.50% to 8.50% and are generally fixed for terms of up to three years with amortization periods from one to fifteen years (shorter terms and longer amortization periods are occasionally approved by board of directors).

	Loans		Access to capital loans		2021	2020
			Host	Non-host		
Principal	\$ 8,278,993	\$ 585,482	\$ 1,213,701	\$ 10,078,176	\$ 8,313,435	
Interest	4,265	-	12,084	16,349	25,186	
Allowance	8,283,258	585,482	1,225,785	10,094,525	8,338,621	
	3,851,607	74,828	402,068	4,328,503	2,927,625	
	\$ 4,431,651	\$ 510,654	\$ 823,717	\$ 5,766,022	\$ 5,410,996	

The activity for the year of the principal loan balance is as follows:

Beginning	\$ 6,200,785	\$ 873,448	\$ 1,264,388	\$ 8,338,621	\$ 7,564,857
Loans					
- advanced	3,538,509	-	100,000	3,638,509	2,898,503
- repaid	(1,450,036)	(287,966)	(96,761)	(1,834,763)	(2,093,426)
- written off	(6,000)	-	(43,329)	(49,329)	(33,535)
- recovery	-	-	1,487	1,487	2,222
Ending	\$ 8,283,258	\$ 585,482	\$ 1,225,785	\$ 10,094,525	\$ 8,338,621

The activity for the year in the Allowance for Doubtful Loans account is as follows:

Beginning	\$ 2,280,874	\$ 260,245	\$ 386,506	\$ 2,927,625	\$ 1,247,382
Loans					
- written off	(6,000)	-	(43,329)	(49,329)	(33,535)
- recovery	-	-	1,487	1,487	2,222
- provision	1,576,733	(185,417)	57,404	1,448,720	1,711,556
Ending	\$ 3,851,607	\$ 74,828	\$ 402,068	\$ 4,328,503	\$ 2,927,625

The Corporation determines the Allowance for Doubtful Loans by reviewing outstanding loans on a loan-by-loan basis plus the use of an estimated percentage based on past experience for all loans for which no specific provision has been established.

The Corporation's contract with FedNor enables them to provide loans up to \$300,000.

Access to capital loans are provided by the North East Network consisting of fifteen Community Futures Development Corporations (CFDC). The originating CFDC provides the first \$300,000 and the remaining fourteen Centres provide their share of the remaining amount up to a total of \$750,000 per loan. (Increasing April 1, 2021 from \$150,000 and 650,000.)

Parry Sound Area Community Business & Development Centre Inc.
Notes to Financial Statements

September 30, 2021

7. Accounts Payable and Accrued Liabilities

	2021	2020
Trade accounts payable	\$ (34)	\$ (143)
Wage accrual	6,698	7,685
Government remittances	(103)	923
Accrued liabilities	10,914	11,433
	\$ 17,475	\$ 19,898

The carrying value of other liabilities approximates fair value because of the short maturity of these instruments and because they are subject to normal credit terms.

8. Deferred Operating Contributions

	2021	2020
General Fund		
Industry Canada - FedNor		
- General Operating Contract	\$ 53,764	\$ 109,938
Project Fund		
Industry Canada - FedNor		
Memberships		
Trillium Grant		
Parry Sound Area Community Business & Development Centre		
- Youth Camp	718	718
	718	718
CiiNO Fund		
Industry Canada - FedNor	-	-
Municipal Contributions	-	42,911
	-	42,911
	\$ 54,482	\$ 153,567

9. Comparative Figures

Certain accounts in the prior year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year's financial statements.

Parry Sound Area Community Business & Development Centre Inc.
Notes to Financial Statements

September 30, 2021

10. Commitments and Contingencies

Commitment

The Corporation has entered into an operating lease for the rental of its office premises. Future rental payments on this lease amount to \$17,000 plus H.S.T. per year.

Contributions

The Corporation receives contributions for its operations from Industry Canada. Pursuant to the related agreements, if the corporation does not meet established objectives, Industry Canada is entitled to seek refunds. Should any amounts become refundable, the refunds would be charged to operations in the period in which the refund is determined to be payable.

As a result of the global pandemic COVID 19, the Corporation received additional FedNor funding to provide emergency business loans.

11. Interfund Transfer

Interfund balance

Funds were temporarily borrowed from the investment fund to help with cash flow. Per FedNor agreement the balance is to be repaid over 10 years.

In 2019, \$25,000 was borrowed from the investment fund to provide temporary cash to pay for the intern until funding claims are received from NOHFC.

In 2018/19, \$20,000 was transferred from the investment fund to the operating fund to cover transition costs. Of which only \$14,326 was used for the purpose it was intended and the balance was repaid. In 2019/20, FedNor approved the remaining \$5,674 to remain in operations to cover additional transition costs. In 2019/20, FedNor approved a transfer of \$100,000 from the investment fund to the operating fund to cover special costs related to COVID 19.

In 2020/21, \$41,557 was transferred from the investment fund to the operating fund to cover management transition costs. As well, \$1,234 was repaid from the 2019/20 amount as it was not spent. This resulted in the net transfer of \$40,323.

Interfund balance - long-term

The funds to loan to the GBCTA were borrowed from the investment fund. Per FedNor agreement, \$60,000 is to be repaid to the investment fund over 10 years. At year-end, \$6,000 was repaid to the investment fund by the general fund to reduce the loan to \$6,000 (2020 - \$12,000).

Parry Sound Area Community Business & Development Centre Inc.
Notes to Financial Statements

September 30, 2021

12. Government and Other Grants

	2021	2020
General Fund		
Municipal contributions		
Town of Parry Sound	\$ 2,002	\$ -
Seguin Township	-	4,000
Township of the Archipelago	2,000	2,000
Municipality of McDougall	-	3,000
Municipality of Whitestone	1,100	1,100
McKellar Township	-	500
Municipality of Magnetawan	1,000	1,000
	6,102	11,600
NOHFC - Intern	15,412	27,140
	21,514	38,740
CiiNO Fund		
Municipal contributions		
Town of Parry Sound	-	12,500
Deferred	-	881
	-	13,381
	\$ 21,514	\$ 52,121

13. Financial Assets and Financial Liabilities

Liquidity risk

Liquidity risk is the risk that the Corporation will not be able to meet its obligations associated with financial liabilities. Cash flow from operations provides a substantial portion of the Corporation's cash requirements.

Credit risk

The Corporation is exposed to credit risk in the event of non-performance by counterparties in connection with its accounts receivable, secured loans and mortgages receivable and investments. Accounts receivable arise primarily from government funding agreements. The maximum exposure to credit risk is the carrying value of accounts receivable, loans and mortgages receivable and investments on the balance sheet.

Interest rate risk

The Corporation's interest-bearing assets and liabilities include loans and mortgages receivable.



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

March 15, 2022

Via Email to: amo@amo.on.ca

AMO
200 University Ave,
Suite 801
Toronto ON M5H 3C6

Re: Firefighter Certification

Council of the Municipality of South Huron received your correspondence dated February 25, 2022, concerning the draft regulations regarding firefighter certification at their March 7, 2022 Council Meeting. The following resolution was passed:

Motion: 086-2022
Moved: B. Willard
Seconded: A. Neeb

That South Huron Council support AMO's February 25, 2022 correspondence, and the support letter be distributed to AMO, the Province of Ontario, Premier, Ontario Municipalities, Solicitor General, and the Ontario Association of Fire Chiefs.

Please find attached the originating correspondence for your reference.

Respectfully,

Sue Johnson
Administrative Assistant
Corporate Services/Clerk's Department
Municipality of South Huron
519-235-0310 X 225

Encl.



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

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NOM 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

cc Premier Doug Ford
Ontario Municipalities
Solicitor General
Ontario Association of Fire Chiefs

Sent via e-mail: sylvia.jones@ontario.ca

February 25, 2022

The Honourable Sylvia Jones
Solicitor General of Ontario
George Drew Building, 18th Floor
25 Grosvenor Street
Toronto, Ontario M7A 1Y6

RE: Firefighter Certification

Dear Solicitor General Jones,

I write to you concerning the draft regulations regarding firefighter certification in response to the posting made on January 28, 2022.

To start, the brevity of the consultation process means that the AMO Board of Directors (and we suspect, the vast majority of municipal councils), have not had a chance to consider or review the proposed regulations in question. The Fire Marshal of Ontario office's distribution of a written presentation to municipal officials, with only three business days to the close of the consultation period, did not facilitate thoughtful municipal review. We would also observe the two technical briefings for municipal officials seemed to be hastily convened. The consultation notice asked for invitations not to be shared. We are concerned that a lack of sharing, and not knowing who was invited, likely contributed to the low municipal participation rates of these sessions.

It is our view that this consultation process is not an example of the type of broad-based municipal engagement necessary for regulations of this scale and scope. As municipal governments are the employers and funders of fire services, we had expected a more comprehensive and transparent consultation with our members.

We believe a more thorough engagement with the municipal sector is necessary for the Ministry to fully appreciate the effects such regulations will have on municipal governments and their fire services. We, therefore, would ask for a two-month extension to afford an appropriate amount of time for the Ministry officials to brief municipal leaders and for councils to be able to thoughtfully reply back on the draft regulations to your Ministry. We understand that the smallest municipalities will be affected the most by these proposed regulations. Ministry outreach must be targeted especially to these communities.

Despite these consultation shortcomings, and without the benefit of broad-based member input, we can offer some preliminary commentary for your consideration. In principle, certification is a step in the right direction. Municipal governments are supportive of efforts to modernize and enhance the professionalism of the fire services that serve Ontario communities. That said, we would ask that the above statement should not be construed or represented as an AMO endorsement of the draft regulations.

AMO understands that the Ontario Seal would provide flexibility based on basic National Fire Protection Association (NFPA) professional qualification standards without requiring NFPA certification. To that end, the Ontario Seal proposed in the current draft is an improved certification approach compared to earlier regulations revoked in 2019.

Legacy provisions are very important to ensure that municipalities are not burdened with unnecessary costs for retraining firefighters who have been adequately trained to the level of service set by Council. We are pleased to see they are included. But such provisions must also include measures which attract and retain volunteer firefighters to serve within their communities. Additional training measures and certification must not serve as an added impediment for those who wish to volunteer as firefighters. Full-time fire fighters simply are not an option for most small, rural, and northern municipalities. The Ministry must propose measures which assist and support volunteer recruitment and composite fire services.

To date, AMO members and fire chiefs have advised that the Ontario certification process will create additional training and new cost pressures on fire services. To that end, it is our request that the Ministry provide some form of financial support during the 4 – 6-year implementation period. The level of support necessary should be based on evidence from fire chiefs and should include the submission of detailed training needs and expected impacts. We urge that fire chiefs be provided with a sufficient period of time to submit detailed fiscal and training impacts to the Ministry and their municipal councils. These training proposals can be used by the Ministry to design a means of providing financial support for small, rural, northern, volunteer, and composite fire services (or any service disproportionately burdened by certification) over the 4 – 6-year implementation period.

We should also point out that there is a distinction between providing local fire services with the support necessary to complete training and the Ministry's support of the Fire Marshal's office to carry out and complete certifications across Ontario. Both need adequate resources to successfully complete certification.

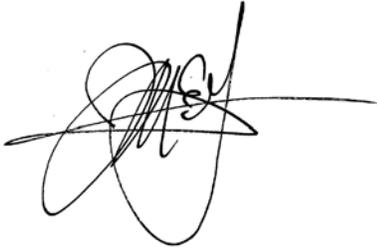
Similarly, the regulatory in-force date (currently July 1, 2022), must be moved well into 2023 or 2024 to fully prevent any in-year municipal budget hits and allow for good municipal financial planning. Of course, the level of multi-year provincial financial support offered to support certification will have a bearing on the in-force date and the adequacy of the lead up period.

As well, the certification process needs to be better aligned with the existing Community Risk Assessments that fire services have been asked to complete by 2025. It seems that the cart is being put in front of the horse. We would ask that these two initiatives be better aligned.

We would also note that the provision of fire services to the unincorporated areas of the province be addressed in an equitable manner to what is expected by municipal governments. Provincial reliance on municipalities to deliver this service, without paying for it, is not right or fair for municipal property taxpayers. This must also be addressed.

I trust these comments will assist the Ministry with its next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'JMCGARVEY', with a long horizontal line extending to the right.

Jamie McGarvey
AMO President and Mayor of Parry Sound

cc: The Honourable Steve Clark, Minister of Municipal Affairs and Housing
Debbie Conrad, Assistant Deputy Minister, Strategic Policy, Research and
Innovation Division, Ministry of the Solicitor General
Jon Pegg, Fire Marshal of Ontario, Ministry of the Solicitor General
Rob Grimwood, President of the Ontario Association of Fire Chiefs (O AFC), and
Deputy Chief, Mississauga Fire and Emergency Services

March 17, 2022

File: C00

The Honourable Doug Ford, MPP
Premier of Ontario
Premier's Office, 1 Queen's Park
Legislative Building, Room 281
Toronto ON M7A 1A1
premier@ontario.ca

Dear Premier Ford:

**Re: REQUEST TO THE PROVINCE OF ONTARIO FOR A PLAN OF ACTION
 TO ADDRESS JOINT AND SEVERAL LIABILITY**

On behalf of the Council of The Corporation of the City of Barrie, I wish to advise that on March 7, 2022, City Council adopted the following resolution regarding a Plan of Action to Address Joint and Several Liability:

**22-G-064 REQUEST TO THE PROVINCE OF ONTARIO FOR A PLAN OF ACTION TO ADDRESS
 JOINT AND SEVERAL LIABILITY**

WHEREAS the cost of municipal insurance in the Province of Ontario has continued to increase with especially large increases going into 2022; and

WHEREAS Joint and Several Liability continues to ask property taxpayers to carry the lion's share of a damage award when a municipality is found at minimum fault; and

WHEREAS these increases are unsustainable and unfair and eat at critical municipal services; and

WHEREAS the Association of Municipalities of Ontario outlined seven recommendations to address insurance issues including:

1. That the Provincial Government adopt a model of full proportionate liability to replace joint and several liability.
2. Implement enhancements to the existing limitations period including the continued applicability of the existing 10-day rule on slip and fall cases given recent judicial interpretations and whether a 1-year limitation period may be beneficial.
3. Implement a cap for economic loss awards.
4. Increase the catastrophic impairment default benefit limit to \$2 million and increase the third-party liability coverage to \$2 million in government regulated automobile insurance plans.

5. Assess and implement additional measures which would support lower premiums or alternatives to the provision of insurance services by other entities such as non-profit insurance reciprocals.
6. Compel the insurance industry to supply all necessary financial evidence including premiums, claims and deductible limit changes which support its own and municipal arguments as to the fiscal impact of joint and several liability.
7. Establish a provincial and municipal working group to consider the above and put forward recommendations to the Attorney General.

NOW THEREFORE BE IT RESOLVED that the Council for the Corporation of the City of Barrie call on the Province of Ontario to immediately review these recommendations despite COVID-19 delays, as insurance premiums will soon be out of reach for many communities and

BE IT FURTHER RESOLVED that this motion be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable Peter Bethlenfalvy, Minister of Finance, the Honourable Doug Downey, Attorney General of Ontario and MPP for Barrie-Springwater, the Honourable Andrea Khanjin, MPP for Barrie-Innisfil, and all Ontario municipalities.

If you have any questions, please do not hesitate to contact the undersigned, wendy.cooke@barrie.ca or (705) 739.4220, Ext. 4560.

Yours truly,



Wendy Cooke
City Clerk/Director of Legislative and Court Services

WC/bt

Cc:

- The Honourable Peter Bethlenfalvy, Minister of Finance
- The Honourable Doug Downey, Attorney General and MPP for Barrie-Springwater
- The Honourable Andrea Khanjin, MPP for Barrie-Innisfil
- All Ontario municipalities



March 11, 2022

Right Honourable Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Right Honourable Justin Trudeau:

On March 8, 2022, Council for the Town of Mono passed the following resolution calling on the federal government to provide greater support to Ukraine in their fight against the invasion of their sovereign territory by Russia.

Resolution #9-5-2022

Moved by Ralph Manktelow, Seconded by Fred Nix

WHEREAS Russia made an unprovoked attack on the people of Ukraine on the 24th day of February and continues to wage war;

WHEREAS the Town of Mono is aghast at this aggression, and the carnage that is happening to the Ukrainian people and their land;

WHEREAS we are alarmed at the implications to world security;

WHEREAS we know that our efforts as a small municipality are slight, but that collectively the many voices of the world have great power and can exert meaningful pressure on President Putin to stop this war;

AND THAT the Town of Mono strongly condemns Russia's attack on Ukraine;

AND THAT by this motion and by flying the Ukrainian Flag at the Town Hall, the Town of Mono extends a strong gesture of support to the Ukrainian people,

AND THAT we call on the Canadian Government without delay to provide greater material support, to exert maximum sanctions and pressure on Russia and to use all diplomatic means possible to end this war.

"Carried"

Respectfully,

Fred Simpson
Clerk

cc: Hon. Anita Anand, Minister of National Defence
Hon. Kyle Seeback, MP Dufferin-Caledon
Hon. Doug Ford, Premier of Ontario
Hon. Sylvia Jones, Solicitor General & MPP Dufferin-Caledon
All Ontario Municipalities

**The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
The City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 740-4680 ext. 4585
mantond@cambridge.ca**

March 31, 2022

Re: Motion: Councillor Wolf re: Request to impose a moratorium on all new gravel applications, including expansions to existing licensed sites

At the Special Council Meeting of March 22, 2022, the Council of the Corporation of the City of Cambridge passed the following Motion:

WHEREAS Ontario currently has over 3600 licenses and 2500 permits held by Operators located throughout the Province that are able to meet the expected near term needs of Ontario's construction industry;

AND WHEREAS in 2020 there was approximately 5,677,296 tonnes of aggregate extracted from properties located within the Township of North Dumfries;

AND WHEREAS applications continue to be submitted without a definitive determination if there is a need for additional supply;

AND WHEREAS gravel pits and quarries can be destructive of natural environments and habitats when not properly planned and managed;

AND WHEREAS pits and quarries have negative social impacts on host and neighbouring communities like Cambridge in terms of noise, air pollution, and truck traffic;

AND WHEREAS the urgent need to reduce greenhouse gas emissions in order to combat climate change has brought awareness to the very high carbon footprint associated with the production of concrete and asphalt which are major end-users of aggregates;

NOW THEREFORE BE IT RESOLVED THAT the Province of Ontario be requested to impose an immediate temporary moratorium on all new gravel applications, including expansions to existing licensed sites, pending a broad consultation process that would

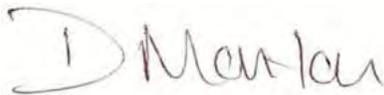
include First Nations, affected communities, independent experts and scientists, to chart a new path forward for the extraction and processing of aggregates in Southern Ontario which:

- i) Proposes criteria and processes for determining the need for new aggregate licences (including the expansion to existing licenses);
- ii) Recommends updated policies and restrictions for aggregate extraction below the water table to reflect current groundwater sciences; including quarterly water monitoring reports.
- iii) Assesses the cumulative impacts of aggregate operations in terms of off-site impacts to environmental systems; the groundwater regime and baseflow contributions to area watercourses, wetlands, etc; area habitat including corridors; traffic along haul routes; and, dust and noise emissions;
- iv) Develops new guidelines for reprocessing / recycling of concrete and asphalt products in order to ensure sustainable aggregate supplies;
- v) Recommends a fair levy for aggregate extraction that includes compensation for the full environmental and infrastructure maintenance costs to the local community of extraction and distribution of aggregate;
- vi) Provides greater weight to the input by local municipalities to lessen the social impacts from aggregate extraction and truck haul routes through their communities

AND FURTHER THAT a copy of this Resolution be sent to the Honourable Doug Ford, Premier of Ontario, the leaders of all Provincial Parties, the Minister of Northern Development, Mines, Natural Resources & Forestry, the MPPs of Waterloo Region, and, the Region of Waterloo.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton
City Clerk

Cc: (via email)
Hon. Premier Ford
Association of Municipalities of Ontario
City of Cambridge Council



Community Services

Legislative Services

March 29, 2022
File #120203

The Right Honourable Justin Trudeau
Prime Minister
House of Commons
Ottawa, ON K1A 0A6
Justin.trudeau@parl.gc.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Honourable and Dear Sirs:

Re: Climate Change Action

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of March 28, 2022 passed the following resolution:

Whereas extreme weather events have become more frequent and intense with rising sea levels, prolonged droughts, food shortage and daily extinction of animal and plant species; and

Whereas leading climate scientists have issued a “code red for humanity” warning that changes necessary to keep warming below 1.5 degrees celsius will be our last chance to avoid the most dangerous impact of climate chaos; and

Whereas Climate Change is now an emergency; and

Whereas Canada is the only G7 country whose emissions have increased since the Paris Agreement was signed; and

Whereas the Government of Canada is working with the provinces and territories to implement the Pan-Canadian Framework on Clean Growth and Climate which includes emissions reduction targets, investing in infrastructure, development of new Building Codes that increase building and infrastructure resiliency, addressing the effects of Climate Change on the health of Canadians; supporting regions that are vulnerable to Climate Change; and working to ensure the long-term health and resilience of our ecosystems and natural environment are protected; and

Whereas the Government of Canada’s plan falls short on timelines for effective changes; and

.../2

Mailing Address:

The Corporation of the Town of Fort Erie
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 4:30 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterie.ca

Whereas Municipalities have the ability to influence change to 50 per cent of emissions within Canada; and

Whereas the Town of Fort Erie has not incorporated Climate Change into its Official Plan; and

Whereas Report No. CAO-17-2020 authored by Bev Bradnam, Manager, Strategic Initiatives was received at the Council-in-Committee Meeting held on October 5, 2020, for information purposes, regarding Climate Change contained action items; and

Whereas the land within our community and its infrastructure is finite;

Now therefore be it resolved,

That: Council declares a Climate Change Emergency; and further

That: The Town of Fort Erie take Climate Change Action and that staff be directed to provide a report to Council outlining the resources required to create and implement a Climate Change Adaptation Plan, including but not limited to human resources, policies and policy changes and financial resources; and further

That: The Town of Fort Erie establish an Advisory Climate Change Adaptation Team and a Climate Change Plan that includes external and internal stakeholders including the Indigenous Community, business, service and manufacturing sectors and members of the community; and further

That: The Town of Fort Erie join Brock University's "Niagara Adapts"; and further

That: Climate Change be strongly considered as a main pillar in the 2022 - 2025 strategy plan; and further

That: The Town of Fort Erie request staff to:

1. Submit a report to Council on the incorporation of new standards that will prevent clear cutting forests for new developments;
2. Consider broadening the scope of Building Codes to include the use of new, greener technologies, as opposed to fossil fuel systems; and
3. Review the ability to attract condominium and apartment builds in available open spaces, or the demolition of existing buildings in the Town's downtown and surrounding core areas; and further

That: The Town of Fort Erie send a letter to the Right Honourable Prime Minister Justin Trudeau, the Honourable Doug Ford, Premier of Ontario, and the Honourable Steven Guilbeault, Minister of Environment and Climate Change, to tighten their timelines for Climate Change Plans to be reflective of the urgency it demands for immediate and meaningful action; and further

That: A copy of this resolution be circulated to all Members of Parliament, all Members of Provincial Parliament and all Ontario Municipalities, and request that those municipalities that do not have plans in place to step up and put resolutions of their own in place to effect positive change and implement an affirmative Climate Change Action Plan.

Research sources:

1. This Changes Everything written by Naomi Klein published in 2014 by Vintage Canada a division of Random House Canada
2. Climate Change written by Robert Henson, published in 2008 by Rough Guides Ltd
3. David Suzuki Foundation. Site: <https://davidsuzuki.org/>
4. Government of Canada: Canada's Climate Plan. Site: <https://www.canada.ca/en/services/environment/weather/climatechange/climate-plan.html>

Yours very truly,



Carol Schofield, Dipl.M.A.
Manager, Legislative Services/Clerk
cschofield@forterie.ca
CS:dlk

c.c. The Honourable Steven Guilbeault, Minister of Environment and Climate Change Steven.Guilbeault@parl.gc.ca
All Members of Parliament
All Members of Provincial Parliament
Ontario Municipalities

Ministry of Transportation

Director's Office
Northeast Operations
447 McKeown Avenue
North Bay ON P1B 9S9
705 497-5500

Ministère des Transports

Bureau du directeur
Opération – Nord-Est
447, avenue McKeown
North Bay ON P1B 9S9
705 497-5500



March 30, 2022

His Worship Dale Robinson
Mayor
Municipality of McDougall
5 Barager Boulevard
McDougall, ON P2A 2W9

Dear Mayor Robinson:

The Minister of Transportation announced on March 29, 2022, that the government is raising the speed limit permanently from 100 kilometres per hour to 110 kilometres per hour on six sections of provincial highways in southern Ontario.

In addition, the government is developing an implementation plan to raise the posted speed limit to 110 kilometres per hour more broadly on appropriate sections of provincial highways with a current posted speed limit of 100 kilometres per hour, subject to public safety considerations.

The Ministry of Transportation (MTO) is planning to commence implementation in Spring 2022, beginning with sections of provincial highways that have been carefully selected for their ability to safely accommodate an increased posted speed limit of 110 km/h.

Beginning April 22, 2022, the speed limit will be raised permanently to 110 km/h on the following sections of provincial highways in southern Ontario:

- Queen Elizabeth Way (QEW) from Hamilton to St. Catharines
- Highway 402 from London to Sarnia
- Highway 417 from Ottawa to the Ontario/Quebec border
- Highway 401 from Windsor to Tilbury
- Highway 404 from Newmarket to Woodbine
- Highway 417 from Kanata to Arnprior

In addition to raising the speed limit permanently on sections of highways in southern Ontario, at the same time, the province is also raising the speed limit to 110 km/h on a trial basis on the following sections of provincial highways in Northern Ontario:

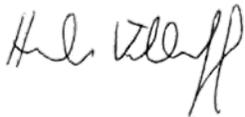
- Highway 400 from MacTier to Nobel
- Highway 11 from Elmsdale to South River

The intent of this initiative is to align posted speeds on highways with the way motorists currently drive. MTO plans to monitor all sections where an increased posted speed limit of 110 km/h is planned to be implemented. The monitoring program will include monitoring of changes in traffic speeds and the number and severity of collisions in the raised speed limit areas.

As part of this initiative, MTO is reaching out to seek your input and feedback on the planned speed limit increase on selected highway sections. Please find attached, information material related to the speed limit initiative and general background information on speed limits in Ontario. Comments from the Municipality of McDougall on the planned speed limit increase are requested by April 7, 2022. Please email your feedback to Justin White, P.Eng, Senior Traffic Engineer at Justin.White@ontario.ca. If you have any further questions related to this initiative, please do not hesitate to contact me at Herb.Villneff@ontario.ca.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Herb Villneff". The signature is fluid and cursive, with the first name "Herb" and last name "Villneff" clearly distinguishable.

Herb Villneff
Director, Northeast Operations

- c. S. Graham, P.Eng., Manager, MTO Provincial Traffic Office
- J. White, P.Eng., Senior Traffic Engineer, MTO Provincial Traffic Office

REPORT TO COUNCIL



Report No.:	CAO 04 2022
Council Date:	April 6 2022
From:	Tim Hunt
Subject:	General update

Operations Report

The tenders for Resurfacing Lorimar Lk Rd, Bell Lake Rd, McDougall Rd and Winter sand have been received .

The tender for resurfacing roads only received one tender and its from Fowler Construction.

The tender amount was \$ 957,287.10. After recoverable taxes the total tender is \$ 862,066.69.

The budget approval was **\$ 871,000.00**

The winter sand/salt tender received one tender as well from Fowler Construction in the amount of 78,208.71. Budget approval was **\$100,000.00**

Recommendation:

That Fowler Construction be awarded the resurfacing contract for **\$ 957,287.10** and **\$ 78,208.71** for winter sand/salt.

Staff have started cleaning out the recreation building in Nobel and preparing it for painting. I am getting proposals to update the kitchen. We have had the health unit in to help with minimum requirements, so that's helps with the planning and usage. Soon we can evaluate the sewage system and move forward with upgrades or replacement. With the shortfall of funding I am recommending that the nave (original portion) remain as is and out of service for now.

The annual fireworks is coming up soon and we need to confirm the capital amount council wishes to spend. Typically the fireworks are 8000.00 for a reasonable show. With this being McDougalls 150 year anniversary is council ok with up to 12,000.00 for the fire works display. This would reduce the 16,000.00 budget for 150yr celebrations to 12,000.00.

Public Works will install the electronic speed sign mounting posts on North Rd, Big Sound , Nobel rd, Lorimar Lake Rd, McDougall Rd as soon as frost is out.

A film company is looking rent the Waubamik Hall from April 25 to May 18, 24 hrs a day. This is not a rental we would normally consider on a 24 hr basis, but due to the length of the filming time in the area this would be what they need secured ahead of time. Our current day use rate is 75/day. The area rates for rentals are

	McDougall	Seguin (Foley Hall)	Seguin (Orrville Hall)	Carling (Sun to Thurs)	Carling (Fri & Sat)	McKellar
Half Day No Kitchen	\$35	\$127.50	\$89.25	\$80	N/A	
Full Day No Kitchen	\$75	\$255	\$178.50	\$150	\$350	\$167
Half Day Kitchen	\$35	\$178.50	\$153	\$155	\$425	
Full Day Kitchen	\$75	\$357	\$306	\$275	\$475	\$277
All fees +HST				Increased fees for functions with alcohol		

I would propose a rental rate of 175/day for this event.

Tim Hunt

CAO/ Director of Operations

CORPORATION OF THE MUNICIPALITY OF McDOUGALL

BY-LAW NO. 2022-18

A By-law to amend By-law No. 2017-05 to rezone Part of Lots 24, 25 and 26, Concession 8, Geographic Township of McDougall (Gear2 Corp.)

WHEREAS municipalities have the authority to enact zoning by-laws pursuant to Section 34 of the Planning Act;

AND WHEREAS the owners of Part of Lots 24, 25 and 26, Concession 8, applied for the consent to create six residential lots on Portage Lake and a lot addition to an adjoining lot which lands will be accessed by a private right-of-way off Pineridge Drive.

AND WHEREAS Consent application Nos.B35/2020(McD) and B36/2020(McD) were approved by the Parry Sound Area Planning Board;

AND WHEREAS The consent approval included a condition that required an environmental impact which recommended increased clearances from low lands, creeks and critical fish habitat.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF McDOUGALL ENACTS AS A BY-LAW OF THE CORPORATION AS FOLLOWS:

1. Schedule "A" Sheet No. 3 of By-law 2017-05 as amended is hereby further amended by rezoning Part of Lots 24, 25 and 26, Concession 8 in the geographic Township of McDougal, from the Waterfront Residential 1 Limited Services (WF1-LS) Zone to the Waterfront Residential 1 Limited Services Exception (WF1-40-LS) Zone as shown on a copy of part of Schedule "A", attached to this By-law as Schedule "1" and shown more particularly shown as Parts 1 – 41 of Reference Plan 42R-21786 attached to this By-law as Schedule "2".
2. Section 7.04.1, Waterfront Residential Exceptions, is further amended by adding the following paragraph after paragraph 7.04.1.39:

"7.04.1.40 - Waterfront Residential 1 Exception No. 40 The lands located in Part of Lots 24, 25 and 26, Concession 8, Geographic Township of McDougall and fronting on Portage Lake include a setback of 30 metres for all natural heritage features and 15 metres for all streams as identified on Schedule "A".

Development shall be subject to Site Plan Control, pursuant to Section 41 of the Planning Act. The site plan agreement shall implement the recommendations of the Environmental Impact Study prepared by Riverstone Environmental Solutions Inc. dated September 2021."
3. This By-law shall take effect and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

READ a **FIRST** and **SECOND** time this _____ day of _____, 2022.

MAYOR

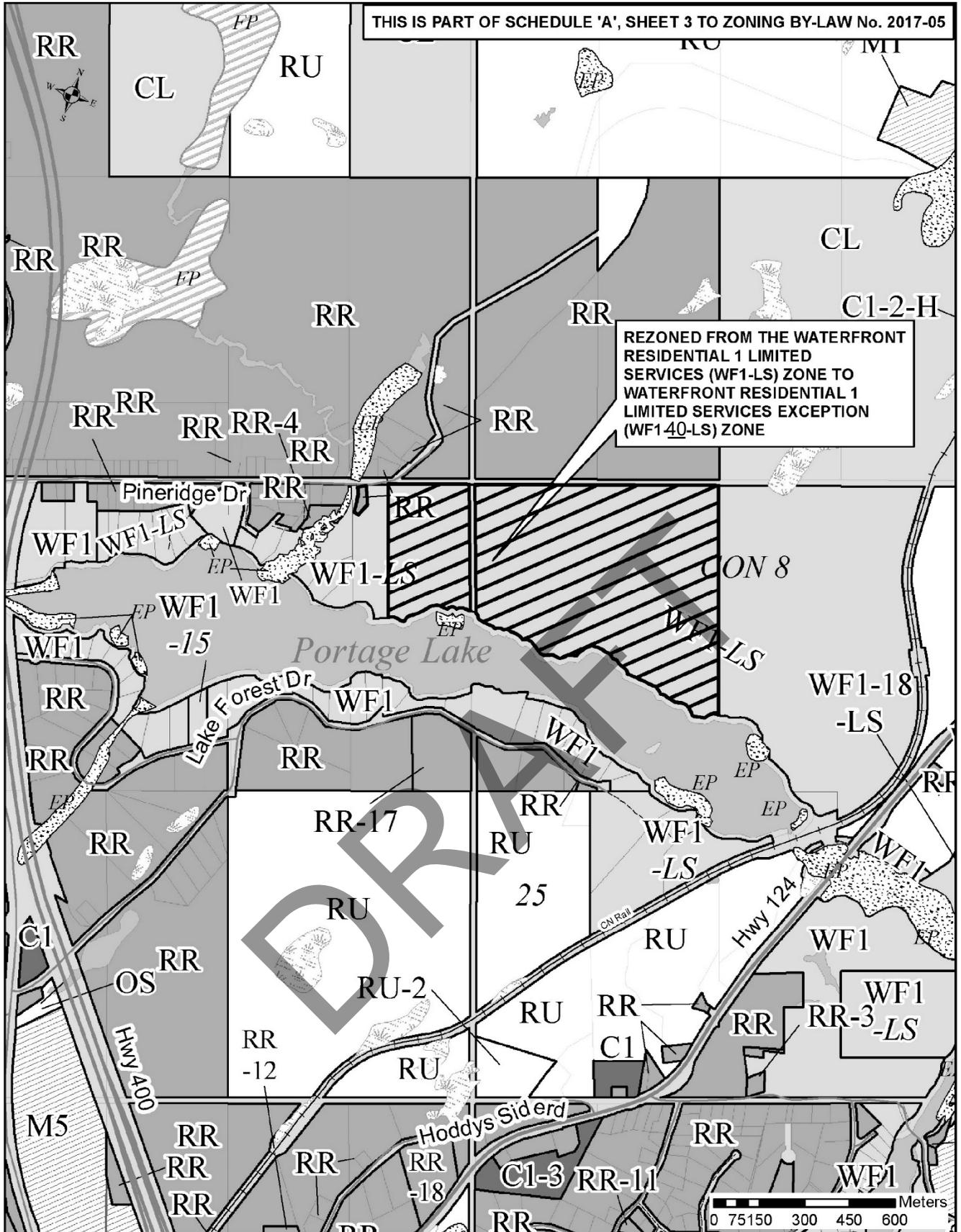
CLERK

READ a **THIRD** time, **PASSED, SIGNED** and **SEALED**, this __ day of _____, 2022.

MAYOR

CLERK

THIS IS PART OF SCHEDULE 'A', SHEET 3 TO ZONING BY-LAW No. 2017-05



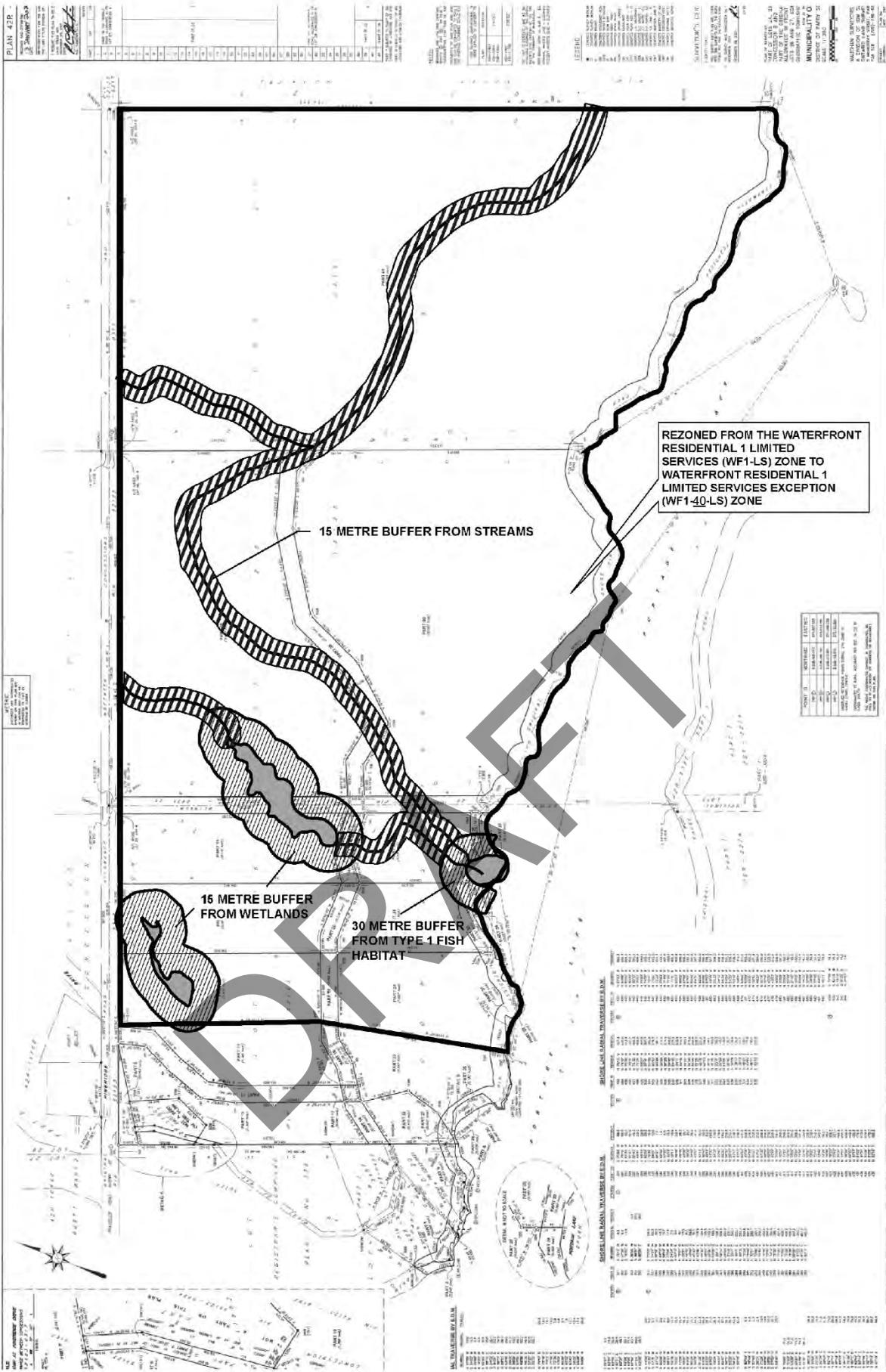
THIS IS SCHEDULE "1" TO BY-LAW No. 2022-18

MUNICIPALITY OF McDOUGALL

PASSED THIS _____ DAY OF _____, 2022

MAYOR

CLERK



THIS IS SCHEDULE "2" TO BY-LAW No. 2022-18

MUNICIPALITY OF McDOUGALL

PASSED THIS _____ DAY OF _____, 2022

MAYOR

CLERK

**THE CORPORATION OF THE MUNICIPALITY
OF MCDOUGALL**

BY-LAW NO. 2022-19

Being a By-law to delegate certain authorities during
Restricted Acts after Nomination Day “Lame Duck”,
pursuant to Section 275 of the Municipal Act, 2001, as
amended.

WHEREAS a Municipal Election will be held on October 24, 2022;

AND WHEREAS Section 275 of the *Municipal Act, 2001*, as amended, sets out restricted acts after Nomination Day, also referred to as “Lame Duck”;

AND WHEREAS Section 275 (1) prohibits council from undertaking certain activities if the incoming council will include less than three-quarters of the members of the outgoing council;

AND WHEREAS pursuant to Sections 275 (3) and (6), the said restriction do not apply if the liability was included in the most recent budget adopted by council before nomination day, or if the powers have been delegated to staff prior to nomination day for the election of the new council;

AND WHEREAS Council for the Corporation of the Municipality of McDougall deems it necessary to delegate certain authorities during restricted acts after nomination day;

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL ENACTS AS FOLLOWS:

1. That Council delegates authority jointly to the Chief Administrative Officer, and Chief Financial Officer of the Municipality of McDougall to take action where necessary on certain restrictions listed in Section 275 (3) of the Municipal Act, as amended, between Nomination Day and the commencement of the Council Term.
2. That the Chief Administrative Officer and Chief Financial Officer will report to Council on any actions taken under the restrictions listed in Section 275 (3) of the Municipal Act, as amended, between Nomination Day and the commencement of the Council Term.
3. That the delegation of authority will only take effect and be limited to the restricted acts after nomination day on August 19, 2022 pursuant to Section 275 of the Municipal Act, as amended, and shall expire on Wednesday, November 16, 2022.

READ a **FIRST** and **SECOND** time this day of , 2022.

Mayor

Clerk

READ a **THIRD** time, **PASSED, SIGNED** and **SEALED** this day of , 2022.

Mayor

Clerk

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

BY-LAW NO. 2022-20

Being a By-law to enter into a banking services agreement with the Royal Bank of Canada, and to repeal By-law 2018-33.

WHEREAS the Corporation of the Municipality of McDougall being a municipal corporation, has the authority to enter into agreements and contracts as it deems necessary;

AND WHEREAS Council deems it necessary to enter into a banking agreement with the Royal Bank of Canada for the provision of banking services as described in Schedule "A", and attached hereto.

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF MCDOUGALL HEREBY ENACTS AS FOLLOWS:

1. THAT the Mayor and Chief Financial Officer of the Municipality of McDougall are hereby authorized to execute, under the seal of the Municipality, the agreement between the Corporation of the Municipality of McDougall and the Royal Bank of Canada.
2. THAT By-law 2018-33 is hereby repealed.
3. THAT this by-law comes into force and effect on the 1st day of April 2022.

READ a **FIRST** and **SECOND** time this _____ day of _____, 2022.

Mayor

Clerk

READ a **THIRD** time, **PASSED, SIGNED** and **SEALED** this _____ day of _____ 2022.

Mayor

Clerk



Royal Bank

Jason Hope
Senior Commercial Relationship Manager

Royal Bank of Canada
5 Collier Street
Barrie, Ontario, L4M 1G4
705 209 0875

March 8, 2022

The Corporation of the Municipality of McDougall
5 Barager Blvd
McDougall , Ontario , P2A 2W9

Dear Sheri Brisbane;

Re: Negotiated Deposit Interest Rates and Service Fees

Royal Bank of Canada (“RBC”) is currently providing the The Corporation of the Municipality of McDougall (McDougall) the services listed in Schedules “A” and “B” attached. The current pricing and interest rates for these services expired on February 28, 2022.

RBC would be pleased to continue to provide these services for an additional 5 years, commencing on April 01, 2022 and ending on March 31, 2027.

Our proposal is based on your historical 12-month average account balances and levels of activity, as well as the expectation that these will continue. Should the average account balances and/or levels of activity vary by more than 20% from current levels on a 12-month basis, either party shall have the right to request amendments to this pricing and interest agreement.

Each of the McDougall and RBC has the right to terminate this agreement upon 90 days’ prior written notice to the other party. Termination shall not affect the rights, obligations, and/or remedies of each party hereto accrued to the date of termination notwithstanding the termination provision set out in the Schedule “A” Deposit Interest Agreement attached.

This agreement amends, terminates, and replaces all prior agreement(s) between RBC and the McDougall with respect to the pricing and rates of the services listed in Schedules “A” and “B” only. This agreement does not replace any agreement the McDougall may have with RBC with respect to any other subject matter which continue to apply. Any new services introduced during the proposed new term will be negotiated separately and will be considered supplemental hereto.

In addition to the services currently being used, we will continue to introduce alternative banking solutions to the McDougall that have the potential to further reduce administrative costs, improve efficiencies and minimize the risk of potential exposure to fraudulent activity.

We would like to thank you for choosing RBC to be your provider of banking services. We value your business and look forward to our continued relationship.

If you have any questions, do not hesitate to contact me.

Please provide your agreement to and acceptance of our offer by signing below and initialing Schedules "A" and "B". Return a copy of this agreement to RBC at the address set out above.

Yours truly,

Royal Bank of Canada

By: Jason Hope
Senior Commercial Relationship Manager

Accepted and Agreed by:

**THE CORPORATION OF THE
MUNICIPALITY OF MCDUGALL**

Per: _____
Name:
Title:

Per: _____
Name:
Title:

Please note the information contained in this letter agreement is confidential information of RBC and you are not permitted to share it with any person without our prior written consent.

The Corporation of the Municipality of
McDougall

Effective April 01, 2022

SCHEDULE "A"
DEPOSIT INTEREST AGREEMENT

Deposit Interest Arrangement

This interest arrangement applies to the following CAD Account(s):

Transit #:	Account #:
03732	1000116
03732	1000132

Existing Arrangement

The deposit interest arrangement calculates interest on the average monthly balance (AMB) in the Account, using the average Royal Bank Prime (RBP) as a reference rate. Interest is calculated on the interest-bearing balance at the rate assigned to the highest tier achieved.

FROM		TO	RBP (-)
\$ 0.00	-	\$ 0.00	0.000%
\$ 0.00	-	\$ 2,999,999.00	1.750%
\$ 2,999,999.01	and Over		1.950%

New Arrangement

The deposit interest arrangement calculates interest on the average monthly balance (AMB) in the Account, using the average Royal Bank Prime (RBP) as a reference rate. Interest is calculated on the interest-bearing balance at the rate assigned to the highest tier achieved.

FROM		TO	RBP (-)
\$ 0.00	-	\$ 0.00	nil
\$ 0.00	-	\$ 2,999,999.00	1.750%
\$ 2,999,999.01	and Over		1.850%

Definitions

"Account" means each current account, CAD or USD, referenced in this Schedule "A"

"Average Monthly Balance" or "AMB" is the average of the daily closing credit balances for the month.

"Interest Bearing Balance" or "IBB" is the gross balance less compensating balance and/or float if applicable.

"Royal Bank Prime" or "RBP" is the annual rate of interest announced by us from time to time as a reference rate then in effect for determining interest rates on Canadian Dollar commercial loans in Canada. The average RBP is determined each month by dividing the aggregate daily RBP for the month by the number of days in that month.

All interest rates herein are annual interest rates. All interest calculations herein are simple interest calculations.

Terms and Conditions

For arrangements that use either the RBP, USBR or USTBR as a reference rate, interest is paid directly to your account on the second business day of each month, backdated to the first.

All reference rates are available upon request and are posted in our branch and/or on our website.

Unless otherwise expressly indicated herein, we may change the interest rate(s) indicated above, including, without limitation, any reference rate(s) used to calculate such interest rate(s), at any time by providing you with at least thirty (30) days' prior notice. We may also at any time, at our sole discretion and upon at least thirty (30) days' prior notice, charge interest on deposits to the Account(s).

Unless we agree otherwise in writing, you confirm and agree that funds deposited into the Account(s) are not being invested on behalf of any third party, and do not belong to and are not for the benefit of any third party ("Third Party Funds"). If we have not agreed in writing, you agree to advise us should any Third Party Funds be deposited into any Account and we reserve the right, at our discretion and without notice, to pay interest at a rate or rates different than the rate(s) indicated above, for such periods of time as we may choose at our discretion, on any Third Party Funds that are deposited into the Account(s).

You agree to advise us by (i) 10:00 a.m. Pacific Time if your Account is located in Pacific or Mountain time zones; or (ii) 11:00 a.m. Eastern Time if your Account is located in any other time zone, on the same business day of any fluctuations that would cause your end of day balance to increase or decrease by CAD/USD (based on currency of the Account) twenty-five million dollars (\$25,000,000.00) or more ("Fluctuations").

We reserve the right, at our discretion and without notice, to pay interest at a rate or rates different than the rate(s) indicated above, for such periods of time as we may choose at our discretion, on any funds that were deposited into the Account(s) as a result of Fluctuations, whether advised or not. Should it be necessary to use a different rate or rates, then the amount of interest to be paid will be determined by multiplying the revised rate or rates by the amount of funds that were deposited into the Account(s) as a result of the Fluctuations (or the amount of any remaining funds, if a portion of the funds have been withdrawn) for the number of days that such funds (or remaining funds) remain in the Account(s).

We reserve the right, at our discretion and without notice, to pay interest at a rate or rates different than the rate(s) indicated above on an amount equal to the difference between any funds that were withdrawn from the Account(s) as a result of unadvised Fluctuations and CAD/USD (based on currency of the Account) twenty-five million dollars (\$25,000,000.00) ("Difference"). Should it be necessary to use a different rate or rates, then the amount of interest to be paid on the Difference will be determined by multiplying the revised rate or rates by the amount equal to the Difference for one day.

We may at any time, at our discretion and without notice, refuse any deposit to any Account, impose a cap on the amount of funds in any Account, or refuse to process any instruction, Instrument, request, communication, or other document, for any reason in accordance with our policies, procedures, or guidelines.

This agreement is in addition to any other services we may have with you concerning the Account(s).

This agreement constitutes a service material or service agreement under the Master Client Agreement for Business Clients, Financial Services Agreement, or the Business Services Agreement, as applicable (each, a “Master Agreement”) between you and us. All provisions of the Master Agreement apply to this agreement as if they were contained in this agreement, unless expressly excluded or modified herein. If there is any inconsistency between the Master Agreement and this agreement, this agreement will prevail to the extent of any inconsistency for this deposit interest arrangement.

These arrangements commence on **April 01, 2022**, and supersede and replace any prior arrangements for the payment of interest on your Account(s). Unless otherwise expressly indicated herein, we may terminate or change any part of these arrangements at any time by providing you with notice at least thirty (30) days’ prior to the effective date of termination or the change.

“We”, “us”, and “our” means Royal Bank of Canada. “You” and “your” means each account holder to whom this document is addressed. “We”, “us”, and “our” means Royal Bank of Canada. “You” and “your” means each account holder to whom this document is addressed.

Initials:

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SCHEDULE "B"

BANKING SERVICE FEES

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
CURRENT ACCOUNT					
03732 1000116, 03732 1000132, 03732 1004795					
# ELECTRONIC DEBITS	43	Waived		Waived	
# ELECTRONIC DEPOSITS/CREDIT	241	Waived		Waived	
# REGULAR CHEQUES/DEBITS	39	Waived		Waived	
# REGULAR DEPOSITS/CREDITS	11	Waived		Waived	
# ITEMS ON DEPOSIT	198	Waived		Waived	
AMT OF CASH DEP-ATM		Waived		Waived	
AMT OF CASH DEP-IN BRANCH	8,158	Waived		Waived	
AMT OF CASH DEP-NIGHT DEPOSIT		Waived		Waived	
# CHEQUES CERTIFIED		Waived		Waived	
# DEBIT TRANSFERS AUTO		Waived		Waived	
# DUPLICATE STATEMENTS		Waived		Waived	
# E-STATEMENT RETRIEVAL		Waived		Waived	
# INTERIM STATEMENTS		Waived		Waived	
# ITEMS DEPOSITED RETURNED		Waived		Waived	
# MANUAL TRANSFERS		Waived		Waived	
# OL BKG ARCHIVE ITEMS		Waived		Waived	
# OL BKG COPY ITEMS		Waived		Waived	
# PAPER STATEMENTS WITH IMAGES		Waived		Waived	
# PAPER STATEMENTS WITHOUT IMAGES		Waived		Waived	
# REPRINT STATEMENT		Waived		Waived	
# STOP PAYMENT ORDERS - ASSISTED		Waived		Waived	
# STOP PAYMENT ORDERS - SELF SERVE		Waived		Waived	
# TRACE ARCHIVE ITEMS		Waived		Waived	
# TRACE ITEMS		Waived		Waived	
TOTAL CURRENT ACCOUNT			\$0.00		\$0.00

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
RBC EXPRESS CORE SERVICES					
ACC. 81730863801					
MONTHLY FEE - MLE		\$20.00		\$20.00	
MONTHLY FEE 1 USER - (FREE)		\$0.00		\$0.00	
MONTHLY FEE 2-5 USERS	1	\$30.00	\$30.00	\$30.00	\$30.00
MONTHLY FEE 6 + USERS		\$30.00		\$30.00	
ACCOUNTS OTHER FI		\$15.00		\$15.00	
ACCOUNTS RBC IN CANADA - (UPTO 5 FREE)	2	\$0.00	\$0.00	\$0.00	\$0.00
ACCOUNTS RBC IN USA - (UPTO 5 FREE)		\$15.00		\$15.00	
ACCOUNTS RBC INT'L - (UPTO 5 FREE)					
TRANSACTIONS OTHER FI					
TRANSACTIONS RBC CANADA - (UPTO 2499 FREE)	456	\$0.00	\$0.00	\$0.00	\$0.00
TRANSACTIONS RBC CANADA - (UPTO 2499 FREE)					
TRANSACTIONS RBC INT'L - (UPTO 2500 FREE)					
TRANSACTIONS RBC USA - (UPTO 2500 FREE)					
ACBS LOANS - (UP TO 5 FREE)					
BILL PAYMENTS - (UPTO 10 FREE)	4	\$0.00	\$0.00	\$0.00	\$0.00
BILL PAYMENTS - (UPTO 10 FREE)					
CREDIT CARDS - (UPTO 5 FREE)	1	\$0.00	\$0.00	\$0.00	\$0.00
CREDIT CARDS - (UPTO 5 FREE)					
CREDIT LINES - (FREE)		\$0.00		\$0.00	
GIC'S (FREE)					
IMAGED ITEMS - E-STATEMENTS - (FREE)	1	\$0.00	\$0.00	\$0.00	\$0.00
IMAGED ITEMS HIGH VOLUME BDA					
IMAGED ITEMS PAPER STATEMENT					
LOANS - (UPTO 5 FREE)					
MLE BDA A/CTS - (UPTO 5 FREE) -SAME TIER OPT 2		\$0.00		\$0.00	
MLE BDA A/CTS - (UPTO 5 FREE) -SAME TIER OPT 2		\$15.00		\$15.00	
MORTGAGES - (FREE)					
NON OWNED BDA ACCOUNTS - (UPTO 25)	1	\$15.00	\$15.00	\$15.00	\$15.00
NON OWNED BUSINESS LOANS - (UPTO 5 FREE)	1	\$0.00	\$0.00	\$0.00	\$0.00
NON OWNED BUSINESS LOANS - (UPTO 5 FREE)		\$2.00		\$2.00	
NON OWNED OTHER A/C TYPES - (UPTO 5 FREE)	4	\$0.00	\$0.00	\$0.00	\$0.00
NON OWNED OTHER A/C TYPES - (UPTO 5 FREE)		\$2.00		\$2.00	
RBCX USER WITH SERVICE ACCESS - (FREE)	2	\$0.00	\$0.00	\$0.00	\$0.00
RBCX USER WITHOUT ACCESS - (FREE)		\$0.00		\$0.00	
RETRIEVAL OF IMAGED ITEM					
STATEMENT IMAGE E-STATEMENT - (FREE)	8	\$0.00	\$0.00	\$0.00	\$0.00
STATEMENT IMAGE-PAPER STMT	1	\$2.50	\$2.50	\$2.50	\$2.50
STOP PAYMENTS		\$10.00		\$10.00	
TRANSFERS FROM CREDIT CARDS - (FREE)					
TRANSFERS FROM CREDIT LINE - (FREE)					
TRANSFERS FROM DEPOSIT A/C - (UPTO 10 FREE)					
TRANSFERS FROM DEPOSIT A/C - (UPTO 10 FREE)					
TOTAL RBC EXPRESS CORE SERVICES			\$47.50	\$47.50	\$47.50

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
PERSONALLY APPROVED PAYMENTS (ACH DIRECT PAYMENT) CAD					
ACC. 4599320000					
ACCOUNT MAINTENANCE FEE	1	Waived		Waived	
BLOCKED FILES RECEIVED		Waived		Waived	
BULK MAINTENANCE REQUESTS		Waived		Waived	
BULK MAINTENANCE TRANSACTIONS		Waived		Waived	
CONNECT TIME - EPM		Waived		Waived	
CROSS BORDER MONTHLY FEE		\$10.00		\$10.00	
FILES RECEIVED	2	\$5.00	\$10.00	\$5.00	\$10.00
FILES SCHEDULED FOLLOW UP		Waived		Waived	
FILES UNSCHEDULED INPUT		Waived		Waived	
INVESTIGATIONS		Waived		Waived	
PAYMTS BY VOUCHER		\$1.00		\$1.00	
PYMETS ELECTRONIC (tiered)	375	\$0.10	\$37.50	\$0.10	\$37.50
PYMETS HELD-ERROR		Waived		Waived	
PYMETS MAINTENANCE BY BANK		Waived		Waived	
PYMETS MAINTENANCE BY CLIENT		Waived		Waived	
PYMETS SENT TO USA (tiered)		Waived		Waived	
RE-PRESENTED PAYMENTS		Waived		Waived	
REPORT DATA FILES		Waived		Waived	
REPORT FORMATTED FILES	6	Waived		Waived	
REPORT PAGES FAX LONG DIST OTHER		Waived		Waived	
REPORT PAGES FAX NORTH AMERICA		Waived		Waived	
REPORT PAGES PRINTED		Waived		Waived	
REPORTS OPTIONAL		Waived		Waived	
RETURNED PYMETS	1	Waived		Waived	
RETURNED PYMETS MANUAL POSTING		Waived		Waived	
TEST RUNS		Waived		Waived	
TOTAL P.A.P. CAD			\$47.50		\$47.50

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
ONLINE TAX FILING (PAY FILING)					
ACC. 0368759					
BILL PAYMENTS		\$0.00		\$0.00	
GOVERNMENT TAX FILINGS		\$2.00		\$2.00	
SAME CREDITOR PAYMENTS		\$0.15		\$0.15	
TOTAL ONLINE TAX FILING (PAY FILING)			\$0.00		\$0.00

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
PAYMENT DISTRIBUTION SERVICE (PDS), CAD					
ACC. 1924320000					
ACCOUNT MAINTENANCE FEE	1	Waived		Waived	
BLOCKED FILES RECEIVED		Waived		Waived	
BLOCKED FILES RECEIVED-PAYG		Waived		Waived	
BULK MAINTENANCE REQUESTS		Waived		Waived	
BULK MAINTENANCE TRANSACTIONS	2	Waived		Waived	
CONNECT TIME - EPM		Waived		Waived	
CROSS BORDER MONTHLY FEE		\$10.00		\$10.00	
FILES RECEIVED	4	\$5.00	\$20.00	\$5.00	\$20.00
FILES SCHEDULED FOLLOW-UP		Waived		Waived	
FILES UNSCHEDULED INPUT		Waived		Waived	
INVESTIGATIONS		Waived		Waived	
PYMTS ELECTRONIC-PAYG		Waived		Waived	
PAYMENTS ELECTRONIC (tiered)	114	\$0.10	\$11.40	\$0.10	\$11.40
PYMTS HELD-ERROR	5	Waived		Waived	
PYMTS MAINTENANCE BY BANK		Waived		Waived	
PYMTS MAINTENANCE BY CLIENT	1	Waived		Waived	
PYMTS SENT TO USA (tiered)		Waived		Waived	
REPORT DATA FILES	4	Waived		Waived	
REPORT FORMATTED FILES	17	Waived		Waived	
REPORT PAGES FAX LONG DIST OTHER		Waived		Waived	
REPORT PAGES FAX NORTH AMERICA		Waived		Waived	
REPORT PAGES PRINTED		Waived		Waived	
REPORTS OPTIONAL		Waived		Waived	
REPORTS OPTIONAL - PAYG		Waived		Waived	
RETURNED PYMTS		Waived		Waived	
RETURNED PYMTS MANUAL POSTING		Waived		Waived	
TEST RUNS		Waived		Waived	
TOTAL PDS CAD			\$31.40		\$31.40

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
E-COMMERCE SERVICES					
ACC. 817308638					
KILOCHARACTERS (tiered pricing)					
	499	214	\$0.21	\$44.94	\$0.21
	999				
	1499				
	Total	214			
TOTAL E-COMMERCE SERVICES			\$44.94		\$44.94

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
CHEQUE-PRO					
ACC. 81730863801					
FULL -FEATURED PRODUCT FEE		\$75.00		\$75.00	
STANDARD PRODUCT FEE	1	\$35.00	\$35.00	\$35.00	\$35.00
TOTAL CHEQUE-PRO			\$35.00		\$35.00

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
RBC EXPRESS					
ACC. 81730863801					
*AUTODEPOSIT REGISTRATION					
ALERTS - SENT		\$0.00		\$0.00	
MOBILE - MONTHLY FEE		\$0.00		\$0.00	
NEW TOKEN FEE		\$50.00		\$50.00	
SECURID TOKENS - MONTHLY FEE		\$5.00		\$5.00	
TOTAL RBC EXPRESS			\$0.00		\$0.00

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
EDI PAYMENT RECEIVER					
ACC. 817308638					
PAYMENTS	552	\$0.45	\$248.40	\$0.45	\$248.40
REMITTANCES (tiered pricing)	2,834	\$0.05	\$141.70	\$0.05	\$141.70
TOTAL EDI PAYMENT RECEIVER			\$390.10		\$390.10

ACCOUNTS AND SERVICES	MONTHLY VOLUME	CURRENT PRICE	CURRENT TOTAL	PROPOSED PRICE	PROPOSED TOTAL
EC-RECEIVER REMITTANCES					
ACC. 817308638					
FAX ADDITIONAL PGS		\$1.55		\$1.55	
REMITTANCE ADV VIA FAX 1ST PG		\$1.70		\$1.70	
REMITTANCE ADVICE VIA EMAIL	150	Waived		Waived	
TOTAL EC-RECEIVER REMITTANCES			\$0.00		\$0.00

Initials:

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