THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

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

AGENDA

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 August 24, 2022 be adopted as circulated. **RsI.**

5. **DEPUTATIONS**

   Matters Arising.

6. **PLANNING/BUILDING**

   i) John Jackson, Parry Sound Area Planning Board. **(attachment)**
   Re: B40/2022 (McD) Kong, Part Lots 9 & 10, Concession 9, McDougall, Trout Lake.
   Staff comments

   ii) John Jackson, Parry Sound Area Planning Board. **(attachment)**
   Re: B47/2022 (McD) Skeba, Part Lots 2 & 3, Concession 8, McDougall, Lorimer Lake.
   Staff comments

   iii) Jamie Robinson, BES, MCIP, RPP and Patrick Townes, BA, Bed, MHBC Planning Urban Design & Landscape Architecture. **(attachment)**
   Re: Bill 109: More Homes for Everyone Act, 2022

   Matters Arising.

7. **BY-LAW ENFORCEMENT**

   Matters Arising.

8. **FIRE PROTECTION**

   Matters Arising.

9. **EMERGENCY MANAGEMENT**

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

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

AGENDA

Matters Arising.

10. **RECREATION**

Matters Arising.

11. **PUBLIC WORKS**

i) Randy Osatchuk, Rambling Road. **(attachment)**
Re: Community Support for Rambling Road.

Matters Arising.

12. **ENVIRONMENT**

i) Waste Management**.**

ii) Report of the Environmental Services Supervisor ENV-8-2022. **(attachment)**
Re: Environmental Services Monthly Report.

Matters Arising.

13. **FINANCE**

i) Accounts Payable. **Rsl.**

ii) Report of the Chief Financial Officer CFO-22-08. **(attachment)**
Re: Section 357 Applications for 2022.

Matters Arising.

14. **ADMINISTRATION**

Matters Arising.

15. **REQUESTS FOR SUPPORT**

i) Northumberland County. **(attachment)**
Re: Private Member's Bill C-233 Keira's Law.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

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

AGENDA

Matters Arising.

16. **MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN**

17. **COMMITTEE REPORTS**

i) North Bay Parry Sound District Health Unit. **(attachment)**
Re: International Overdose Awareness Day is August 31.

Matters Arising.

18. **REPORT OF THE CAO**

i) Report of the CAO. **(attachment)**
Re: General Update.

19. **GENERAL ITEMS AND NEW BUSINESS**

20. **BY-LAWS**

i) By-law 2022-49. **(attachment)**
Re: Being a By-law to declare to be surplus, stop up, close and sell: Part of the Original Shore Road Allowance laid out along the shore of Portage Lake in front of Lot 26 and Lot 27 in Concession 8, in the geographic Township of McDougall, now in the Municipality of McDougall, in the District of Parry Sound, designated as Parts 1, 3, 27, 31 and 33 on 42R21786(GAER2/PHILLIPS/PHILLIPS/MURRAY)

ii) By-law 2022-50. **(attachment)**
Re: Being a By-law to write off taxes on properties in the Municipality of McDougall.

21. **CLOSED SESSION**

22. **RATIFICATION OF MATTERS FROM CLOSED SESSION**

23. **CONFIRMATION BY-LAW**

i) By-Law No. 2022-51.
Re: To confirm the proceedings of the Committee/Council meeting held on September 7, 2022.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

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

AGENDA

24. **ADJOURNMENT**

THAT the minutes of the Committee/Council Meeting held on September 7, 2022 be adopted as circulated.

- - - - - - - -

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

- - - - - - - -

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.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

HELD WEDNESDAY, AUGUST 24, 2022 AT 7:00 P.M.

MINUTES

Present Physically:

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

Regrets:

Fire Chief	Patrick Shoebottom

1. **DECLARATIONS OF INTEREST**
Councillor Malott declared a conflict regarding item 11.i) Drainage improvements at 3 Armstrong Avenue.

2. **PRIORITIZATION OF AGENDA**
Nil

3. **ADOPTION OF MINUTES**
Resolution No. 2022-84 **Ryman/Gregory**
THAT the minutes of the Committee/Council Meeting held on July 13, 2022 be adopted as circulated.
"Carried"

4. **DEPUTATIONS**
Nil

Matters Arising.
Nil

5. **PLANNING/BUILDING**
Nil

Matters Arising.
Nil

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

HELD WEDNESDAY, AUGUST 24, 2022 AT 7:00 P.M.

MINUTES

6. **BY-LAW ENFORCEMENT**
Nil

Matters Arising.
Nil

7. **FIRE PROTECTION**
Nil

Matters Arising.
Nil

8. **EMERGENCY MANAGEMENT**
Nil

Matters Arising.
Nil

9. **RECREATION**
Nil

Matters Arising.
Nil

10. **PUBLIC WORKS**

i) Jim Scrimgeour, 25 Glenrock Road.
Re: Drainage improvements at 3 Armstrong Avenue.
Councillor Malott declared a conflict regarding this matter.
The CAO gave an overview noting any costs incurred regarding the drainage improvements to this property were paid by the property owner.

Matters Arising.
Nil

11. **ENVIRONMENT**

i) Waste Management**.**
Nil

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

HELD WEDNESDAY, AUGUST 24, 2022 AT 7:00 P.M.

MINUTES

Matters Arising.
Nil

12. **FINANCE**

i) Accounts Payable.
Resolution No. 2022/85 **Malott/Constable**
THAT the attached lists of Accounts Payable for July 28, 2022 in the amount of $305,974.54, August 11, 2022 in the amount of $375,592.05, and August 25, 2022 in the amount of $145,578.22 and payroll for July 28, 2022 in the amount of $58,073.77, August 11, 2022 in the amount of $50,380.97, and August 25, 2022 in the amount of $58,121.83 be approved for payment.
"Carried'

ii) Report of the Chief Financial Officer CFO-22-06.
Re: Financial Update YTD June 30, 2022.
The Chief Financial Officer gave an overview of this report. Council received as information.

iii) Report of the Chief Financial Officer CFO-22-07.
Re: Corporate Milestone 1 Submission to FCM Partners for Climate Protection Program.
Resolution No. 2022-86 **Gregory/Ryman**
THAT Council for the Corporation of the Municipality of McDougall approve the "Municipality of McDougall Corporate Milestone 1 submission to Federation of Canadian Municipalities Partners for Climate Protection Plan" as attached.
AND THAT Council approve moving forward with ICECAP to have the Community Report for Milestone 1 prepared.
"Carried"

Matters Arising.
Nil

13. **ADMINISTRATION**

i) The Federation of Northern Ontario Municipalities (FONOM).
Re: Media Release - FONOM concerned with criminal justice system's practice of "catch and release" in Northern Communities.

Council received as information.

ii) Annamaria Cross, Director, Environmental Assessment Modernization Branch, Ministry of the Environment, Conservation and Parks.
Re: Amendments to Class Environmental Assessment for Minor Transmission Facilities.
Council received as information.

Matters Arising.
Nil

14. REQUESTS FOR SUPPORT

i) City of Owen Sound.
Re: Removal of Municipal Councillors Under Prescribed Circumstances.
Council reviewed with no action indicated.

ii) Township of Fauquier-Strickland.
Re: Delayed Ontario One Call Locates - Impact on municipalities and development.
Council reviewed with no action indicated.

iii) Town of Hanover.
Re: Physician Shortages in Ontario.
Council reviewed with no action indicated.

iv) Municipality of Huron Shores.
Re: Request for Support re: Ontario Wildlife Damage Compensation Program.
Council reviewed with no action indicated.

Matters Arising.
Nil

15. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN
Nil

16. COMMITTEE REPORTS

i) North Bay Parry Sound District Health Unit.
Re: First Local Case of Monkeypox Confirmed in District.

Council received as information.

ii) Community Policing Advisory Committee (CPAC).
Re: CPAC April 21, 2022 Meeting Minutes.
Council received as information.

i) Community Policing Advisory Committee (CPAC).
Re: Calls for Service (CFS) Billing Summary Report.
Council received as information.

Matters Arising.
Councillor Gregory reported on the AMO Conference that she and Councillor Malott attended August 14th to 17th.

17. **REPORT OF THE CAO**
The CAO noted the following:
- Public Works crew had a very busy summer and did very well getting projects completed by July 1st.
- Parks Department is now part of Public Works and are in good shape.
- Nobel Water System is functioning well. 7 new connections have also been added.
- The Water Department is very busy at the Parry Sound & Area Industrial Park with a company on site cleaning out the first lagoon cell.
- The landfill is operating as normal.
- Update regarding the Pool Committee meetings.
- Administration Department is working through holiday schedule and therefore light on staff at times.
- Councillor Ryman noted he has received many positive comments regarding the Nobel Beach and expressed a job well done by staff.

18. **GENERAL ITEMS AND NEW BUSINESS**
Councillor Ryman noted an email had been received regarding rentals on Big Ben Road and this was passed on to the Chief By-Law Enforcement Officer. Councillor Ryan also inquired as to the safety of the bike lanes with bike riders riding 3 and 4 abreast.
The CAO noted this falls under the Highway Traffic Act and he will look into further information with the Ministry of Transportation. Mr. Hunt is to provide Council with a report at a future date.

19. **BY-LAWS**
Nil

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
COMMITTEE/COUNCIL MEETING

HELD WEDNESDAY, AUGUST 24, 2022 AT 7:00 P.M.

MINUTES

20. **CLOSED SESSION**
Resolution No. 2022-87 **Constable/Malott**
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:

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

"Carried"

Resolution No. 2022-88 **Ryman/Gregory**
THAT Council reconvene in Open Session at 8:02 p.m.

"Carried"

21. **RATIFICATION OF MATTERS FROM CLOSED SESSION**
That the Clerk is to proceed with the disposition of municipal property as directed by Council.

22. **CONFIRMATION BY-LAW**
By-Law No. 2022-48.
Re: To confirm the proceedings of the Committee/Council meeting held on August 24, 2022.
Read a first, Second and Third Time, Passed, Signed and Sealed this 24th day of August, 2022.

23. **ADJOURNMENT**
Resolution No. 2022-89 **Malott/Constable**
THAT we do now adjourn at 8:04 p.m.

"Carried"

John Jackson Planner, Inc.
1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9
Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

CONSENT APPLICATION NO. B40/2022(McD)

PART OF LOTS 9 AND 10, CONCESSION 9

GEOGRAPHIC TOWNSHIP OF McDOUGALL

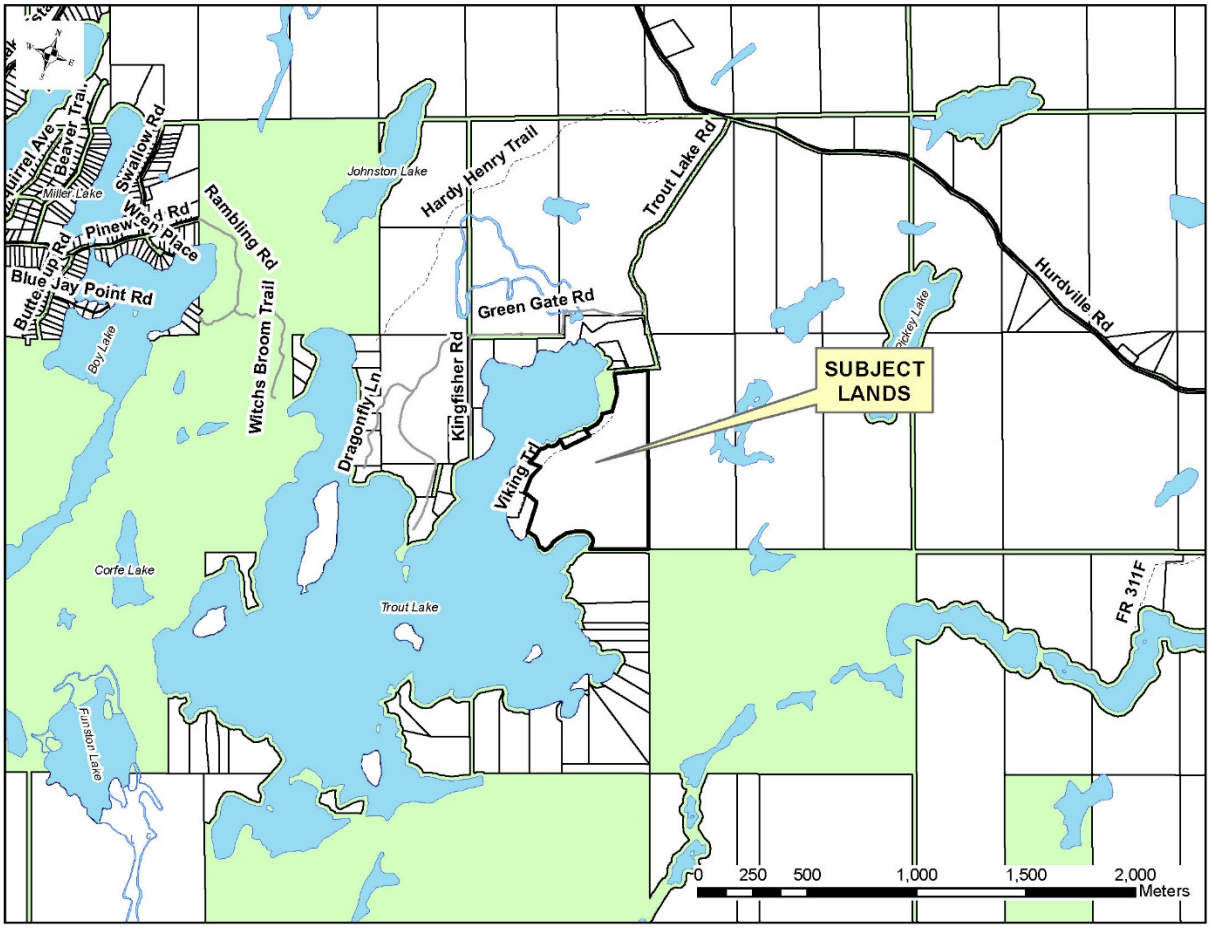
14 VIKING TRAIL, TROUT LAKE

APPLICANT: Alwin Kong

August 2, 2022

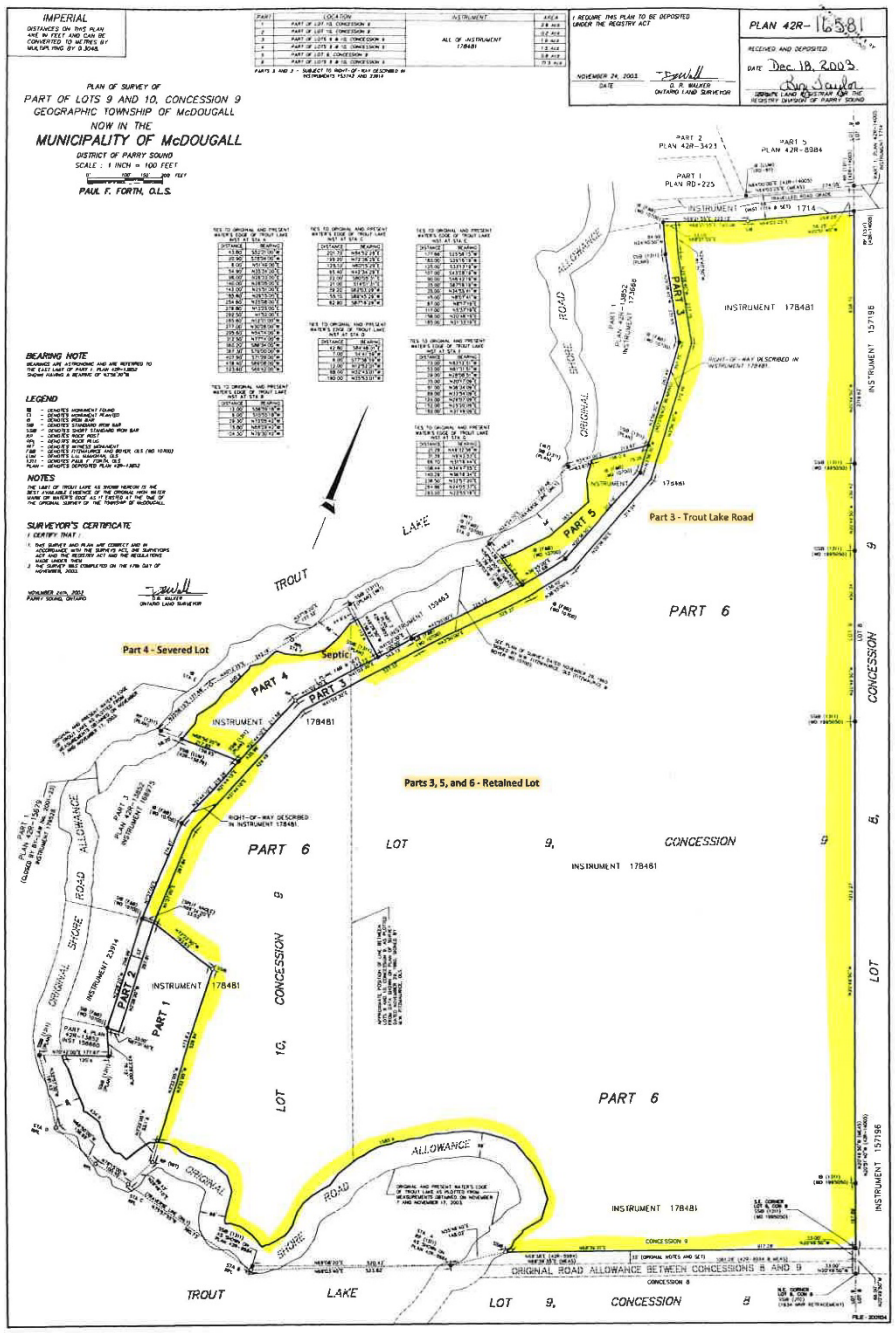
PURPOSE OF APPLICATION

Alwin Kong and Benjamin Kaasa own a parcel of land on Trout Lake accessed by a private lane off Trout Lake Road.



DESCRIPTION OF PROPERTY

The subject land is described as Parts 3, 4, 5 and 6 of Plan 42R-016581.



The subject lands have approximately 30 hectares of land area with three separate frontages on the Lake.

The existing cottage is located on Part 4 (± 180 metres of frontage).

The two additional frontages have 100 metres and 300 metres, respectively.

The lands are relatively level with several varieties of vegetation communities. There is also a small wetland on the west side of the internal portion of the property.

There is a private road along the westerly boundary and a driveway along the interior of the property to the southern shoreline.

TROUT LAKE

Trout Lake is a high quality lake that is known to be able to support a lake trout fishery through plantings. Because of this quality, the lake is designated in the Ontario Lake Designations for lake trout management. (MNRF-2015).

Although small, Trout Lake is a lake with extremely appealing conditions: low density, little boat traffic and good water quality. The chart below shows the general conditions of Trout Lake.

Trout Lake (McDougall)

Created: November 03
Revised:

Location:

MNR District:..... Parry Sound
Geographic Township: ..... McDougall
Municipal Township: ..... McDougall
Watershed: ..... Seguin River
Angling Division: 15

Basin and Terrain Characteristics:

Lake Survey Year: 1971
Surface Area:..... 226 hectares
Maximum Depth: ..... 27.1 meters
Mean Depth: ..... 6.8 meters
Perimeter: ..... 15.3 km
Island shoreline: ..... 3.4 km
Littoral Zone: 64%
Thermal Regime: ..... Cold
Shoreline Development: ..... 33 Cottages
Access Points: ..... Road (Public)
Water Level: ..... Not Regulated
Crown Land: ..... 20% shoreline

Water Quality:

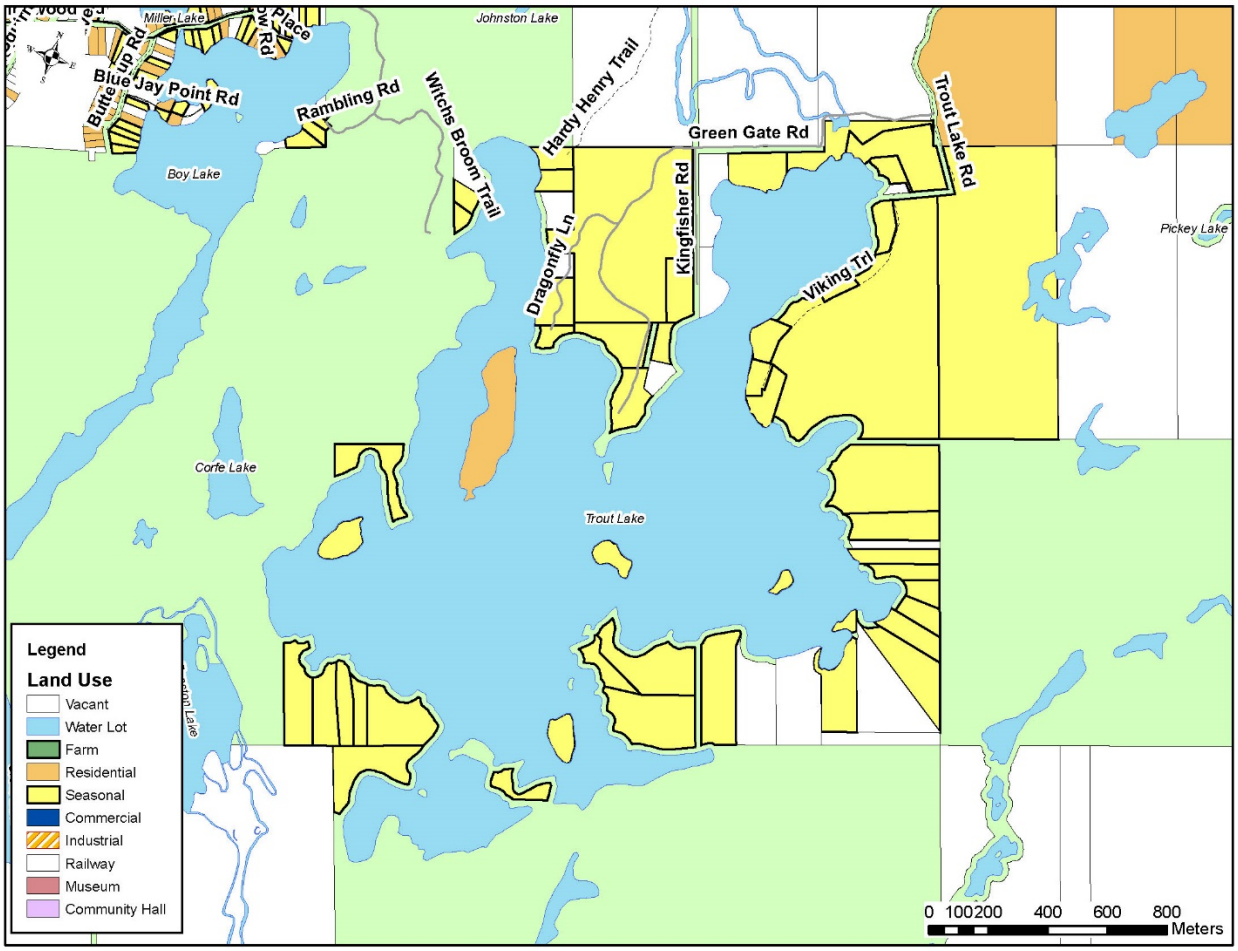
(Parameters pertain to fisheries habitat only. For information on potability of water or contaminates, contact Min. of Health and Min. of Environment.)

Secchi reading: 6 meters
Colour: Colourless
Dissolved Oxygen:
Alkalinity: 3.81 ug/l (1989)
pH: 6.47 (1989) – Level 2 Extremely Sensitive (MoE, 1989)
Total Phosphorus: 6.8 ug/l (1984)
M.E.I.: 2.9

"Guide to eating fish": No Information

Although the above data is dated, many of the conditions remain today.

Below is a lake report derived from MPAC (2022) showing current land use conditions.



The province has provided a tool to assist in preserving the quality of designated lakes. The Lakeshore Capacity Assessment Handbook (LCAH).

> ***"The Lakeshore Capacity Model was developed to determine suitable development capacity on lakes through an assessment of phosphorous and dissolved oxygen concentrations. Trout Lake is currently over capacity in terms of Provincial guidelines. The Lakeshore Capacity Assessment Handbook (Ministry of the Environment, 2010) states that new lot creation on at-capacity lakes should be allowed:***
>
> - ***To separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorous loading to the lake;***
> - ***Where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity; or***
> - ***Where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lake.***

The following additional site-specific criteria can be applied where new development is proposed on at-capacity lakes and where certain municipal planning tools and agreements are in place such as a Development Permit System under the Planning Act, and/or site plan control under the Planning Act, and site alteration and tree-cutting by-laws under the Municipal Act:

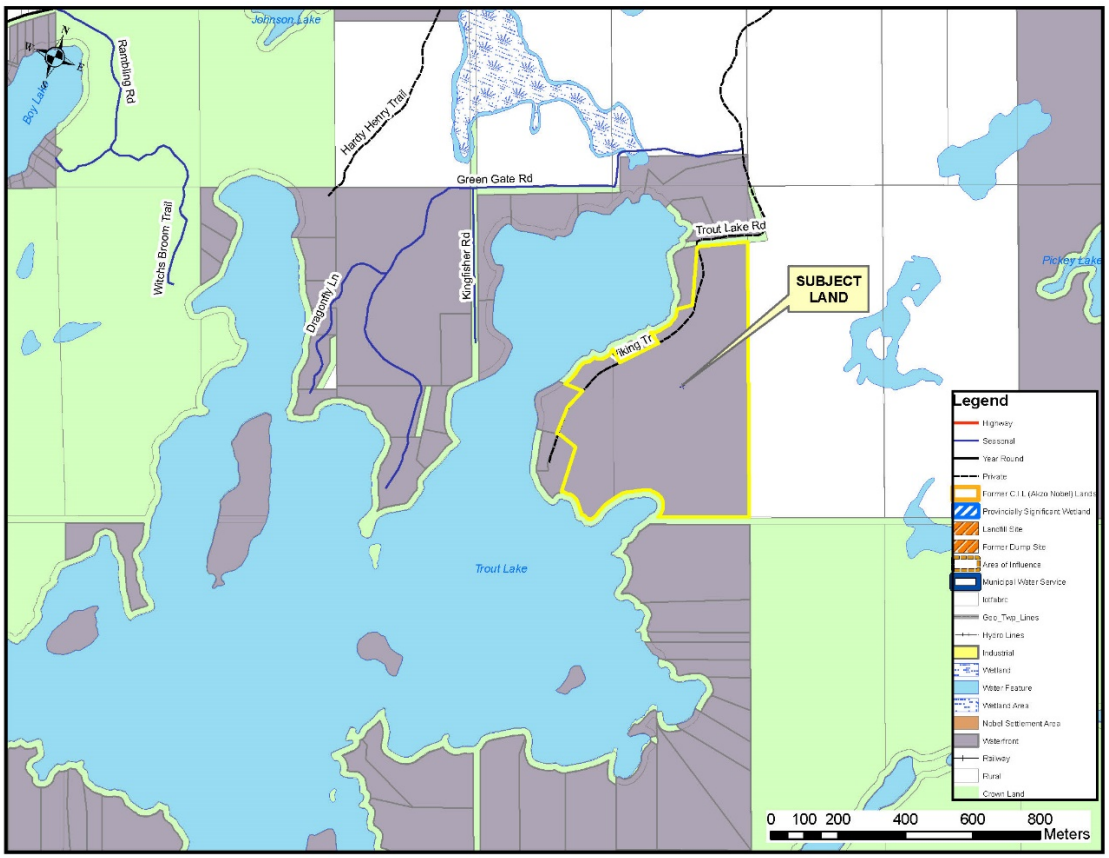
- ***Where a site-specific soils investigation prepared by a qualified professional has been completed showing the following site conditions:***
    - ***The site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% Ca equivalent by weight) overburden with acid-extractable concentrations of iron and aluminum of >1% equivalent by weight (following Robertson 2005, 2006). Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soil chemistry should be taken at depth adjacent to, or below, the proposed tile bed; and***
    - ***An unsaturated zone of at least 1.5 metres depth exists between the tile bed and the shallowest depth (maximum extent) of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soils saturation (e.g. in the spring, following snowmelt, or late fall).***

PROPOSED CONSENT

The owners are proposing to separate the existing cottage property (Part 4) from the balance of the land. The retained lands would be vacant and have approximately 29 hectares.

OFFICIAL PLAN

The subject lands are designated Waterfront in McDougall's official plan.



New lots in the Waterfront designation are permitted.

> ***"19.03.4 New lots created in the Waterfront area shall be greater than 1.0 hectares in area and to have a lake frontage of not less than 70 metres. Planning Board and Council may consider smaller lot sizes on the basis of studies, such as a hydrogeological study, that demonstrate site conditions are suitable for the long-term provision of private individual sewer and water services."***

Trout Lake is subject to a specific policy.

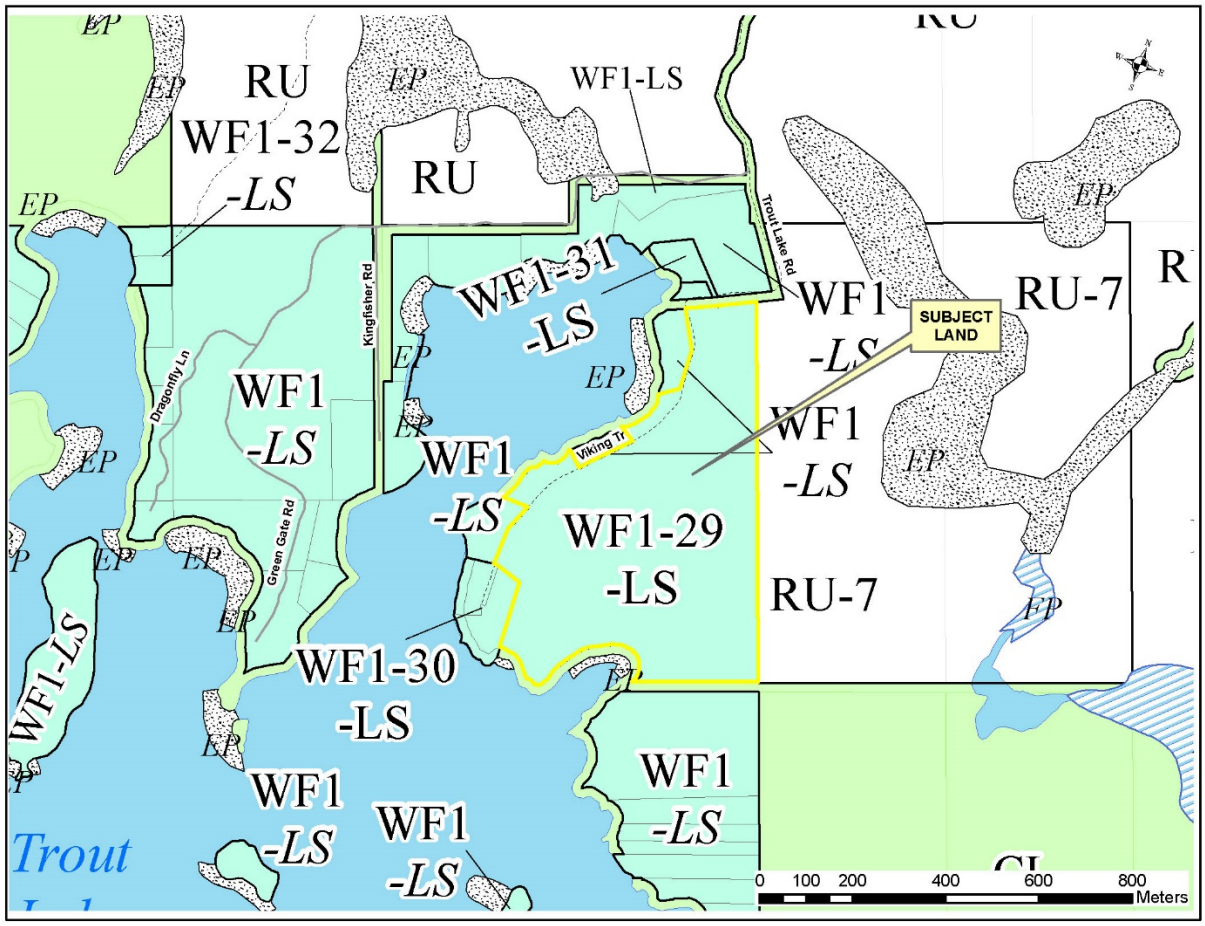
> ***"19.04.9 Trout and Lorimer Lakes***
>
> ***Trout and Lorimer Lakes are at capacity for additional lot creation and will be subject to the guidelines set out by the Ministry of the Environment and Climate Change's Lakeshore Capacity Assessment Handbook."***

The owners have retained the services of an environmental consultant to confirm that a consent may occur on the subject lands without conflicting with the LCAH. A copy of the report is attached.

This report makes a number of recommendations that will be complimented through site-specific regulations and agreements.

ZONING BY-LAW

The subject lands are zoned Waterfront Residential 1- Limited Services Exception 29 (WF1-29-LS).



There are three small embayments zoned Environmental Protection (EP) to reflect areas with aquatic vegetation reflecting Type 1 Fish Habitats. However, there are many portions of the shoreline of the subject property clear of any critical fish habitat (i.e. Type 2).

The Exception No. 29 indicates that the lands involved in the consent will require a site-specific zoning amendment. Such an amendment will incorporate new performance standards (setbacks) and other conditions of the environmental report.

PLANNING ANALYSIS

1. The lands have a large area and frontage.

2. The proposed consent will meet the minimum standards of both the official plan and zoning By-Law.

3. The owners have retained the services of an environmental consultant to ensure that there are no adverse impacts on the water quality of the water of Trout Lake as required by the official plan and the provincial policy statements.

4. The proposed consent will conform with the general policies of the P.P.S. for Rural lands.

5. The proposed consent will represent mostly “infilling” and be in accord with the criteria set out in Section 51 (24) of the Planning Act.

RECOMMENDATION

That the application by Alwin Kong and Benjamin Kaasa to create one new lakefront lot accessed off a private road as set out in Consent Application No. B40/2022(McD) be approved subject to the following conditions.

1. That the lands be rezoned to reflect the final lot configurations for the severed and retained lands and the increased front yards for buildings and septic locations for the retained lands.

2. That the applicant enters in to a 51(26) agreement to be registered against the lands to recognize the private access road to the subject lands and to implement the recommendations of the Septic Suitability Assessment by Hutchison Environmental Sciences Ltd. Dated July 7, 2022.

3. That the applicant pays the required cash in lieu of parkland as required in the Municipality of McDougall fee By-Law.

4. Obtaining a new 911 address for the retained lands.

5. Payment of all applicable planning fees.

Respectively submitted,

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

JJ;jc

Hutchinson
Environmental Sciences Ltd.

1-5 Chancery Lane, Bracebridge, ON P1L 2E3 | 705-645-0021
www.environmentalsciences.ca

July 7, 2022 Project No. 220044

Mr. Alwin Kong
Via email: alwinckong@gmail.com

Dear Mr. Kong,

Re: 14 Viking Trail, Trout Lake, McDougall Township, Site-Specific Septic Suitability Assessment

INTRODUCTION

Hutchinson Environmental Sciences Ltd. (HESL) conducted an assessment of soils at 14 Viking Trail, MacDougall Township, Ontario (the property) to determine if soil could treat septic effluent from and in-ground leaching field, to a level that would protect the water quality in Trout Lake. The work addresses a request from MacDougall Township to the property owner, to assess whether a proposed severance of the property into two lots (one new, one retained – Figure 1) could have an adverse effect on water quality in Trout Lake, if septics were installed on the proposed severed parcel.

Trout Lake is an "at-capacity" lake in the Township's Official Plan, and additional development requires assessment by a qualified environmental professional to identify potential adverse effects to the lake from septic-related phosphorus (particularly the phosphate ion which can degrade water quality via eutrophication, nuisance algae and aquatic plant growth, and reduced dissolved oxygen). A new proposed lot could conceptually introduce additional phosphorus to Trout Lake from a new septic system, and the Township's Official Plan aims to protect the environmental quality of the lake from potential additional phosphorus. The assessment was conducted by David Leeder, Professional Geoscientist (P.Geo.), a Qualified Person (QP) in the Province of Ontario, with assistance from Emily Ham, Geoscientist-in-Training (GIT).

BACKGROUND

Property Information

The property's legal description is McDougall Concession 9, Part Lots 9 and 10, RP 42R16581 Parts 3 to 6. The property is 30.6 ha in area and has 783 m of frontage on Trout Lake. A cottage and septic are currently on Part 4 of the property, and the other Parts are vacant. The existing septic class by the Municipality of McDougall is "S – property uses septic bed".

Existing Property Conditions

The property is on the northeast shore of Trout Lake (Figure 1). The property has a triangular shape in general, with vertices in the southwest, north, and southeast corners, but has irregularities within this shape,

Figure 1. Location of the property and proposed severed and retained lots.

including the northwest boundary. Access to the property is from Viking Trail, which more-or-less runs along the northwest boundary of the property and comprises Part 3 of the property.

Soils on the property are thin, fine-grained silt loam glaciolacustrine deposits over Precambrian mafic (amphibolite, gabbro, diorite) and gneiss bedrock (Ontario Geological Survey, 2008; as observed during the HESL site visit). Bedrock outcrops are present along a rock ridge located along the shore of Trout Lake on the southern boundary of the proposed severed lot.

Topography is fairly level with grades less than 5%, except near bedrock outcrops along the lake shore where slopes are steeper (~10 % grade) over short distances, and on a deciduous hardwood forested hill the northeast portion of the property where slopes reach 12% in limited areas. Surface water on the property drains with the slope of the land. There is a wetland on the southwestern portion of the property with no clear inlet or outlet – the wetland may represent a local low point, where surface water drains to and/or groundwater daylights to the ground's surface. The wetland was identified by Provincial mapping as "Marsh-wetland type", but the tree-shrub-herbaceous vegetation community observed during the site visit did not support this classification. Surface water on the property drains towards the wetland in general, and towards Trout Lake immediately south of the bedrock ridge where the shore slopes to the lake. During times of high water, the wetland may drain south to the lake through a low-lying, narrow channel, although no drainage was occurring during the site visit. Topography and drainage are shown on Figure 2.

Shallow groundwater in surface soil migrates with topography, similar to surface water. Should shallow groundwater in soil drain towards the lake near the lakeshore, its pathway to the lake would be limited to fractures in the bedrock outcrops. The bedrock (mafic rocks and gneiss) is highly folded with discontinuous rock fractures, groundwater migration distance within the rock mass is limited, and the bedrock along the lakeshore will substantially reduce or prevent groundwater from migrating to the lake.

The central portion of the property was cleared at some time in the past, possibly for agriculture, is in a state of old field succession, and is dominated by sedges, herbs, grasses, shrubs, and sapling trees. The east boundary of the cleared area was planted with Scots Pine *(Pinus sylvestris)* approximately 50 to 60 years ago based on tree size. The hill east of the cleared area, and the forest south of it were forested with tree species typical of the Great Lakes-St. Lawrence mixed forest, dominated by Sugar Maple (*Acer saccharum*), Red Maple (*Acer rubrum*), Yellow Birch (*Betula alleghaniensis*) and American Beech (*Fagus grandifolia*), with lesser amounts of Balsam Fir (*Abies balsamea*). The rock outcrops and shoreline of Trout Lake were treed with Eastern White Pine (*Pinus strobus)* and Balsam Fir.

Proposed Severance

The proposed severance will result in a new proposed lot (comprising existing Parts 3, 5 and 6), and existing Part 4 will remain (Figure 1). No changes to road access or Viking Trail are expected. A cottage with an accompanying septic system may be built on the southern portion of Part 6 of the proposed severed lot, within the preferred building area, identified by the owner (Figure 3). The limits of the preferred building area shown on Figure 3 include 30 m setbacks from Trout Lake and the wetland on the property.

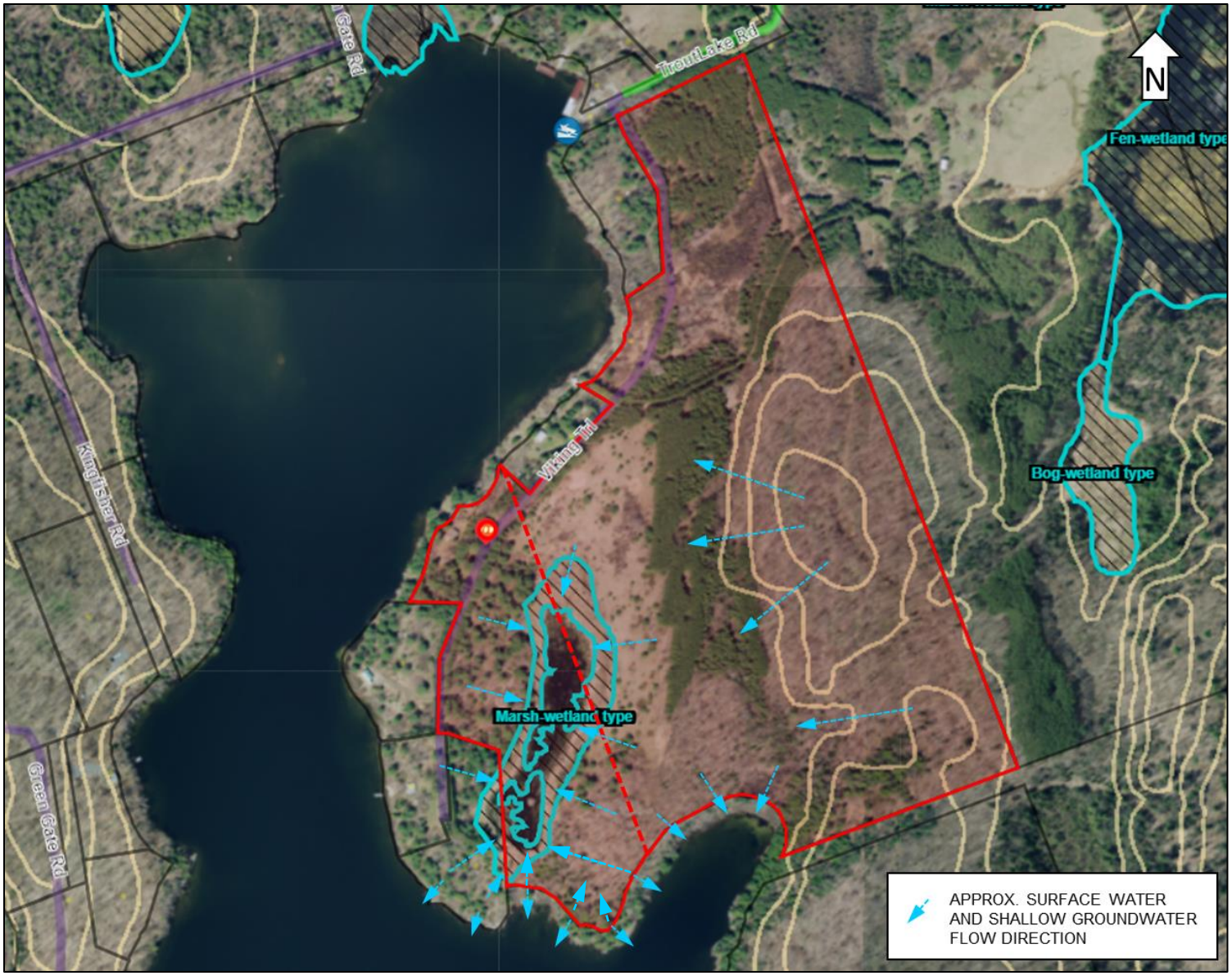


Figure 2. Topography and drainage.

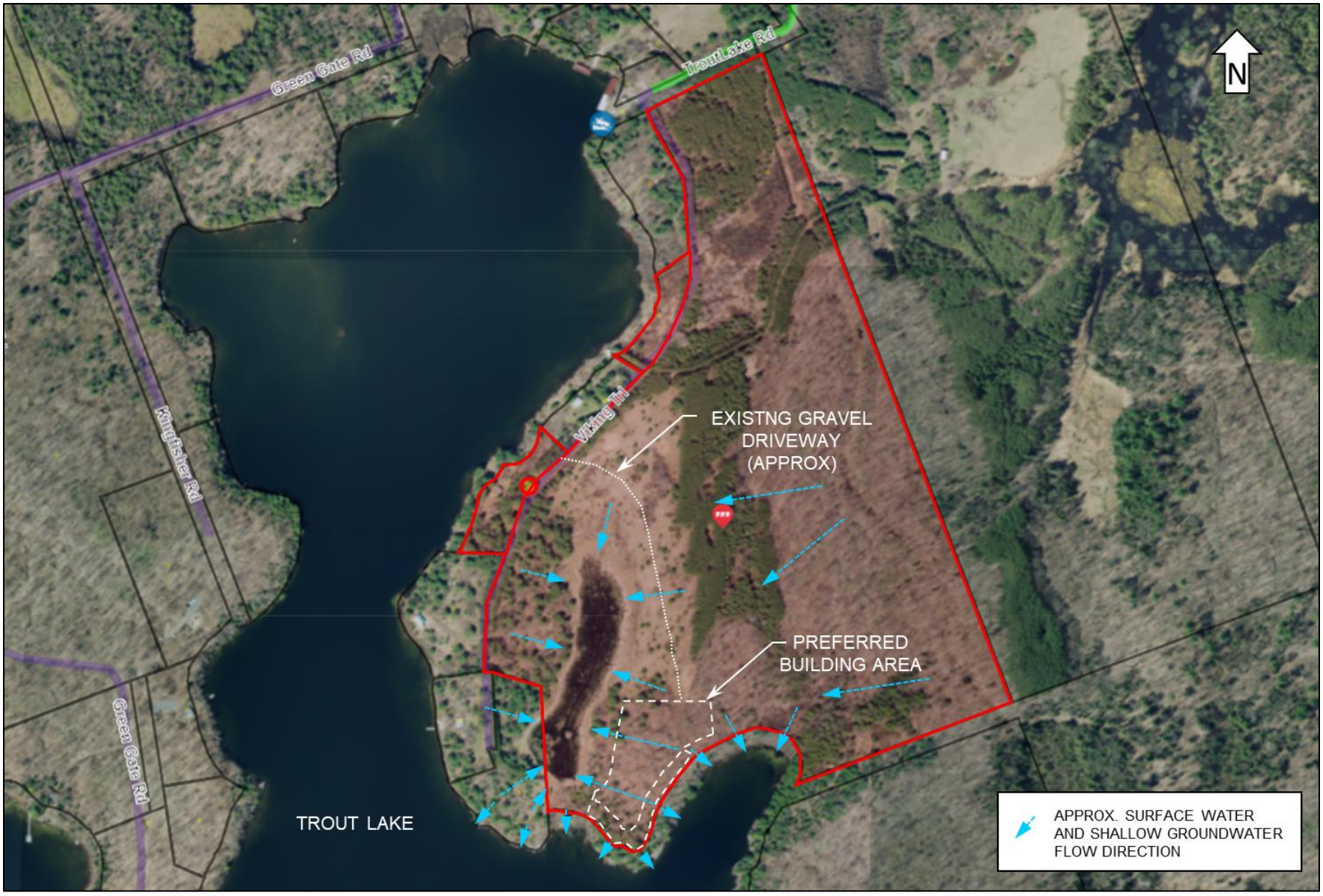


Figure 3. Preferred building area on the proposed severed lot.

Regulatory Framework

Trout Lake is listed as an "at capacity lake" in the Municipality of McDougall's Official Plan (OP), as follows:

11.04.3 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, 2010.

19.04.9 Trout and Lorimer Lakes are at capacity for 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.

Trout Lake is also listed as a "Put-Grow-Take Lake Trout Lake" in Inland Ontario Lakes Designated for Lake Trout Management (MNRF, 2015). Waterfront development and the potential influx of sewage-related phosphorus to an adjacent water body can be a stressor on Lake Trout (*Salvelinus namaycush*) habitat because increased phosphorus concentrations can cause increased algal and plant growth, which can cause decreased dissolved oxygen concentrations through decomposition. Lake Trout has specific dissolved oxygen habitat requirements (i.e., 7 mg/L of mean hypolimnetic dissolved oxygen concentration).

The Lakeshore Capacity Model was developed to determine suitable development capacity on lakes through an assessment of phosphorus and dissolved oxygen concentrations. Trout Lake is currently over capacity in terms of Provincial guidelines. The Lakeshore Capacity Assessment Handbook (Ministry of the Environment, 2010) states that new lot creation on at-capacity lakes should be allowed:

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

The following additional site-specific criteria can be applied where new development is proposed on at-capacity lakes and where certain municipal planning tools and agreements are in place such as a Development Permit System under the Planning Act, and/or site plan control under the Planning Act, and site alteration and tree-cutting by-laws under the Municipal Act:

- *Where a site-specific soils investigation prepared by a qualified professional has been completed showing the following site conditions:*
    - *The site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% Ca equivalent by weight) overburden with acid-extractable concentrations of iron and aluminum of >1% equivalent by weight (following Robertson 2005, 2006). Soil depth shall be assessed with test pits and/or boreholes at*

several sites. Samples for soil chemistry should be taken at depth adjacent to, or below, the proposed tile bed; and

- *An unsaturated zone of at least 1.5 metres depth exists between the tile bed and the shallowest depth (maximum extent) of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soils saturation (e.g., in the spring, following snowmelt, or late fall).*

Septic-Related Phosphorus Attenuation

Published site-specific studies over the past 20 years, including those that inform Ministry of Environment (2010) have consistently shown that septic system-related phosphorus is immobilized in Precambrian shield soils, such as those on the property. Soils that contain greater than 1% aluminum + iron (> 10,000 µg/g), and less than 1% calcium (< 10,000 µg/g) are suitable to attenuate phosphorus in septic effluent to protect at-capacity lakes from additional phosphorus loading (Ministry of Environment, 2010).

Mechanistic evidence (Stumm and Morgan, 1970; Jenkins et al., 1971; Isenbeck-Schroter et al., 1993) and direct observations made in septic systems (Willman et al., 1981; Zanini et al., 1997; Robertson et al., 1998; Robertson, 2003) all show strong adsorption of phosphate on charged soil surfaces and mineralization of phosphate with iron and aluminum in the soil. The mineralization reactions are favoured in acidic and mineral-rich groundwater on the Precambrian shield (Robertson et al., 1998; Robertson, 2003), such that over 90% of septic phosphorus may be immobilized. The mineralization reactions appear to be permanent (Isenbeck-Schroter et al., 1993) and many studies conclude that most septic phosphorus is stable within 0.5 to 1 m of the tile drains in a septic field (Robertson et al., 1998, Robertson, 2003, Robertson 2012).

Most recently, Robertson et al. (2019) synthesized phosphorus concentrations in groundwater plumes from 24 septic systems throughout Ontario that were monitored over a 30-year period. Phosphorus removal averaged 97% at the non-calcareous sites (such as those found on the property) within leaching fields and proximal plumes, within 10 m of the leaching fields, regardless of site age or septic effluent loading rate.

The condition noted in the Lakeshore Capacity Handbook to permit development on at-capacity lakes (i.e., septic setback of 300 m from a lake) is highly conservative (overly protective) for most Precambrian shield soils, because phosphorus attenuation in acidic soils with <1% calcium and >1% iron + aluminum occurs over much shorter distances (0.5 to 10 m).

ASSESSMENT OBJECTIVE

The site-specific soil and drainage assessment was conducted to identify drainage path(s) to the lake (if any) from the preferred building area on proposed severed lot, describe soil conditions that could attenuate septic-related phosphorus, and indicate whether phosphorus in septic effluent could be attenuated before reaching Trout Lake.

METHODS

Provincial Guidelines and Standard of Care

The site-specific soil and drainage assessment was conducted consistent with the guidance in the Lakeshore Capacity Assessment Handbook (Ministry of the Environment, 2010), the methods in the Province of Ontario's "D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" (August, 1996), and Ontario Regulation 244/09. Soil sampling was consistent with the requirements of Ontario Regulation 153/04 and the Standard of Care provided by qualified environmental professionals in the Province of Ontario. The documented property conditions and subsequent data interpretation considered peer-reviewed long-term studies of septic-related phosphorus in Canadian Shield soils.

General Approach

The site visit was conducted on May 9, 2022, and consisted of the following:

- A reconnaissance of the property with the owner to help identify important features, confirm property boundaries, and identify preferred potential future building sites;
- Visual characterization of topography, drainage features, rock outcrops, and soil saturation;
- Selection of candidate sites for septics that were within a reasonable distance of the preferred building location, where drainage was away from Trout Lake and no permanently standing water features or saturated soil were present;
- Test boreholes at candidate septic sites to assess soil type, depth to bedrock or groundwater, and collecting soil samples for laboratory analysis consistent with D-5-4 Assessment methods; and,
- Soil percolation testing, to assess infiltration capacity of soils, per D-5-4 Assessment methods.

The site visit was conducted in the late spring after a wet spring season. Property boundaries, road features, aerial imagery, and interpreted topography were obtained from the West Parry Sound Geography Network (online, last accessed 20 May 2022) which includes Provincial mapping. The site visit and assessment were limited to the preferred building area (Figure 3).

Borehole Drilling, Test Pit Excavation and Soil Sampling

Three test pits and three boreholes were excavated within the preferred building area to test soil types, depth and infiltration capacity to provide a comprehensive soil description across the building area. Boreholes were advanced using a tractor-mounted rotary flight auger drill; shallow test pits were excavated by hand. At each testing location:

- The soil conditions were logged (apparent compaction, soil colour, soil texture, and apparent moisture/water saturation);
- A soil sample was collected from the soil type/depth interval that comprised the greatest proportionate volume (i.e., the 'thickest' soil layer) in each test pit, representing soil that was likely to have the strongest influence on septic effluent attenuation;

- Each soil sample was placed in clean, laboratory-supplied containers, sealed, and preserved for shipping to ALS Environmental in Waterloo, Ontario for analysis of reactive iron, aluminum and calcium, and pH. ALS is a CALA accredited laboratory; and,
- The borehole was backfilled with soil cuttings.

All samples were collected using clean, stainless steel tools per Ontario Regulation 153/04 requirements. Borehole and test pit locations are shown in Figure 4.

Percolation Testing

Percolation testing was conducted per D-5-4 Assessment guidance, and consisted of the following:

- Loose soil was removed from the walls and floors of the shallow test pits using a clean shovel;
- A small test hole 0.3 x 0.3 m wide and 0.3 m deep was excavated into undisturbed soil in the bottom of the pit with the shovel;
- The soil on the floor and walls of the test pit was saturated with water by filling it until the hole retained water such that the floor and entire height of the walls were wet;
- Once the hole drained to empty after saturation fill, it was filled with water to 0.25 m deep, and the time for the water to completely drain from the hole was timed (i.e., the percolation time); and,
- The test pit was backfilled with the excavated native soil and landscaped to match the existing grade around the test site.

Acceptable percolation rates to 0.25 m deep are greater than 1 minute and less than 15 minutes, as specified by Ontario Regulation 244/09 for appropriate use of Class 4 Septic Systems (in-ground), which is the minimum required septic system for the property.

RESULTS

Preferred Septic Site Description

The property owner identified that the most desirable location for the potential cottage was the southern portion of the preferred building area (Figure 4), although a cottage could be built elsewhere within the area. The septic system would be north of the potential cottage within the preferred building area and at least 30 m away from Trout Lake and the wetland. The rock ridge outcrop along the shore of the lake provides a surface water and groundwater divide between the preferred building area and the lake.

Within the preferred building area, a septic system would be placed north of the cottage where surface water drainage and shallow groundwater migration are towards the wetland (Figures 3 and 4). In a high-water scenario, surface water runoff from around the septic would drain towards the wetland over 30 to 100 m (depending on septic location) and the wetland would drain to the lake over a distance of 30 to 155 m (depending on where runoff entered the wetland). Combined, the total flow path from a potential septic to the lake would be 60 to 255 m (depending on septic location). In a normal or low-water scenario when the wetland is not draining to the lake, surface water runoff or shallow groundwater migration will terminate in the wetland and not reach the lake.

Figure 4. Borehole and test pit locations within the preferred building area.

Borehole and Test Pit Locations

The boreholes and test pits were advanced in the three principal soil types within the preferred building area (Figure 4):

- BH/TP22-01: highest elevation, moderately drained soil among hardwood deciduous trees;
- BH/TP22-02: mid-elevation, moderately drained soil among hardwood deciduous trees; and,
- BH/TP22-03: lower-elevation, moderately drained soil among hardwood deciduous trees with some coniferous trees.

BH/TP22-03 provided a reference of soil conditions > 15 m downgradient of where a septic is likely to be located, and between the septic area and Trout Lake, to evaluate downgradient soil conditions for supplemental septic effluent treatment, should it be needed.

Soil Physical Conditions

The soils on candidate septic sites within the preferred building area consisted of loose topsoil and A horizon soils (0 to ~0.14 m below ground's surface - mbgs) over loose sandy silt (B horizon, ~ 0.14 to 0.4 mbgs) and wet soft clay (~0.4 to 0.9 mbgs). The boreholes were terminated at approximately 0.9 mbgs, where the drill auger met refusal to further advance at the top of inferred bedrock. At BH22-01 the water table was encountered at 0.38 mbgs, and at BH22-03 the water table was encountered at 0.45 mbgs; in both locations, the water table co-occurred with the clay layer, suggesting that a shallow groundwater table is perched on the clay (where present). At BH22-02, groundwater was encountered at ~0.64 mbgs near the bedrock surface; the clay at this location was weathered with evidence of wet-dry cycles, suggesting improved water infiltration through weathered clay in isolated areas. However, for the purpose of this assessment, the groundwater table was conservatively assumed to occur at approximately 0.4 mbgs. The soil conditions in each pit are described in Table 1.

Table 1. 14 Viking Trail soil descriptions by borehole.

Borehole	Depth (mbgs)	Description
BH22-01	0 to 0.14	Loose, brown sandy silt, some clay and organics (TOPSOIL) - Moist
	0.14 to 0.38	Loose, reddish-brown sandy silt, trace clay and organics (SILT – B horizon) - Moist - Sample collected from this horizon
	0.38 to 0.9	Loose, light brown silty clay with some sand (CLAY) - Wet; standing water in borehole at approximately 0.38 m - END of borehole – auger refusal on inferred bedrock
BH22-02	0 to 0.09	Very loose, brown organic-y silt, trace clay and sand (TOPSOIL) - Moist

Borehole	Depth (mbgs)	Description
	0.09 to 0.43	Loose, reddish-brown silt, some clay, trace sand and organics (SILT – B horizon) - Moist - Sample collected from this horizon
	0.43 to 0.64	Soft, light brown silty clay (CLAY) - Moist - Wet-dry cycle weathering indicators, including vertical cracks, mineralization and Fe-organic deposits in root inclusions
	0.64 to 0.92	Soft, light brown silty clay - Wet - END of borehole – auger refusal on inferred bedrock
BH22-03	0 to 0.04	Loose, brown organic-y silt, some clay, trace sand (TOPSOIL) - Moist
	0.04 to 0.07	Loose, brown silty clay, trace sands and organics (SILT – B HORIZON) - Moist - Sample collected from this horizon
	0.07 to 0.4	Soft, light brown silty clay - Wet - Wet-dry cycle weathering indicators, including vertical cracks, mineralization and Fe-organic deposits in root inclusions
	0.4 to 0.89	Soft, grey-brown silty clay - Wet; standing water in borehole at approximately 0.45 mbgs - END of borehole – auger refusal on inferred bedrock

Soil Chemistry

The iron + aluminum concentrations in the soil (3.0 to 6.1%) from all three boreholes exceeded the minimum concentrations recommended by the Lakeshore Capacity Handbook (1%), and calcium (0.15 to 0.16%) was well below the upper limit recommended by the Lakeshore Capacity Handbook (1%; Table 2). pH in soil from all boreholes was strongly acidic (4.20 to 4.43). The results indicate that the soil chemistry is suitable for mineralization (attenuation) of septic-related phosphorus within a short distance of a septic effluent source. Soil chemistry is summarized in Table 2; Analytical Certificates of Analysis are attached.

Table 2. 14 Viking Trail soil chemistry by test borehole.

Parameter	Unit	Lakeshore Capacity Guideline	Test Pit		
			BH-2201	BH-2202	BH-2203
			0.14 to 0.38 mbgs	0.09 to 0.43 mbgs	0.04 to 0.07 mbgs
			9-May-2022	9-May-2022	9-May-2022
pH	pH	n/v	4.42	4.43	4.20
Acid Extractable Calcium (Ca)	µg/g	< 10000	1620	1540	1560
Acid Extractable Aluminum (Al)	µg/g	n/v	13400	20800	31900
Acid Extractable Iron (Fe)	µg/g	n/v	16900	22200	28600
Acid Extractable Al + Fe (calculated)	µg/g	> 10000	30300	43000	60500

Notes:

Lakeshore Capacity Guideline — Ontario Ministry of the Environment, Ministry of Natural Resources and Ministry of Municipal Affairs and Housing (2010). Lakeshore Capacity Assessment Handbook. May, 2010. The Guideline values are for at-capacity lakes.

n/v — Guideline value not developed.

Percolation Rates

The percolation rate in all test pits were low, and the infiltration times exceeded the maximum time specified by Ontario Regulation 244/09 – i.e., a 25 cm drop in water level was not achieved in 15 minutes in any of the test pits (Table 3). The results indicate that native soil on the preferred building area does not have sufficient infiltration capacity for the treatment of septic effluent in-situ solely from in-ground leaching fields. The results were consistent with the fine texture of the soil observed in the test pits and the high clay content, which would be expected to have low hydraulic conductivity and infiltration capacity.

Table 3. 14 Viking Trail soil percolation rates by test pit.

Test Pit	Water level decrease in 15 minutes	
	Required	Observed
BH22-01	25 cm	10 cm
BH22-02		9 cm
BH22-03		11 cm

DISCUSSION

To protect Trout Lake, an at-capacity lake, from septic-related phosphorus related to in-ground leaching beds on the proposed severed lot, the preferred building area was assessed for the following conditions:

1) MacDougall Official Plan Requirement: "*If possible, all new tile fields should be set back at least 300 m from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 m to the lake, as recommended by the Ontario Ministry of the Environment (2010).*"

- The minimum flow path from the preferred septic area to Trout Lake during high surface water conditions was 60 m, and further site-specific soil assessment (per Ontario Ministry of the Environment, 2010) was therefore conducted to assess whether soil conditions were sufficient to achieve septic-related phosphorus attenuation over the shorter distances found by Robertson et al. (1998) and Robertson (2003, 2012, and 2019).

2) Per Ontario Ministry of Environment (2010):

   a) *The site where the septic leaching field is to be located, and the region 15 m downgradient towards the lake, across the full width of the field, should consist of deep (>3 m), native and undisturbed, non-calcareous (<1% calcium) soil with >1% acid-extractable concentrations of iron + aluminum. Soil depth was assessed with test boreholes at three sites. Samples for soil chemistry were taken at depth adjacent to the proposed tile bed; and*
   b) *An unsaturated zone of at least 1.5 m should exist between the tile bed and the shallowest depth of the water table. The position of the water table was assessed with test boreholes during a period of maximum soil saturation (i.e., late spring after freshet when the water table was elevated).*

- Assessment of the conditions specified by the Ministry of the Environment (2010) was conducted.
- The soil quality on the preferred building area and > 15 m downgradient was excellent for treating septic effluent (i.e., acidic, <1% calcium, and >1% iron + aluminum).
- The depth of topsoil and the B horizon were shallow (0.07 to 0.43 m), over low-infiltration capacity clay or bedrock.
- Unsaturated soil had percolation rates outside of Ontario Regulation 244/09 limits. The low infiltration capacity of clay in the soil could result in a perched water table of septic effluent immediately below an in-ground leaching field shortly after its use commenced. Therefore, the depth to water table (~0.40 mbgs) was not suitable for septic attenuation by soil directly from in-ground leaching fields, per Ministry of the Environment (2010).

As a safe alternative to in-ground leaching fields which may not be appropriate given the soil's low infiltration capacity and shallow water table, septic effluent could be effectively treated with the preferred building area by Class 4 Septic Systems constructed per the Ontario Building Code with man-made raised leaching fields with the following properties:

- The toe of the field >1.5 m above the native clay soil;
- Constructed using imported acidic soils with <1% calcium and >1% iron + aluminum; and,
- Have in-field percolation rates per Ontario Regulation 244/09.

Raised leaching fields constructed to meet the above properties would meet or exceed Ministry of the Environment (2010) minimum soil conditions for septic-related phosphorus treatment and replicate or provide enhanced treatment over the conditions observed by Robertson et al. (1998) and Robertson (2003, 2008, 2012), as well as the long-term (30-year) attenuation of septic effluent measured by Robertson (2019)

and reduce septic-related phosphorous by over 97% within 10 m of the raised leaching bed. Raised leaching fields would remedy the low infiltration capacity and water table limitations of the native soils, but allow the native soils on the property to provide an extra measure of safety for treatment of septic-related phosphorus that would protect Trout Lake from potential septic phosphorus.

CONCLUSIONS AND RECOMMENDATIONS

The preferred building area on the property has the correct soil chemistry to protect Trout Lake from septic-related phosphorus, but its low water infiltration capacity and shallow unsaturated soil depths, require raised leaching beds to effectively treat septic-related phosphorous and prevent it from reaching Trout Lake. The minimum conceptual flow paths during high water from the preferred septic area on the property to the Lake (60 m), is less than the highly conservative (overly protective) 300 m set back recommended by the Ministry of the Environment (2010), but the follow-up site-specific soil assessment per the same Ministry guidelines found that raised leaching fields in combination with the soil conditions on the property would attenuate (treat) septic-related phosphorus and have no adverse effect on Trout Lake. During periods of normal or low water, all surface water and shallow groundwater within the preferred building area where a septic system could be built, would migrate to the wetland on the property, which does not have an outlet to Trout Lake except during periods of high water. Should water drain towards the lake during periods of high water, the conceptual drainage path from potential septic locations would be 60 to 255 m long (depending on the septic location).

Within the preferred building area, Class 4 Septic Systems with raised leaching beds constructed per the Ontario Building Code and requirements for soil by the Ministry of the Environment (2010) would treat septic-related phosphorus and prevent adverse effects on the water quality of Trout Lake, with native soils providing an extra measure of attenuation as a safety factor. The raised leaching fields should have the following construction:

- Toe of the bed (field) >1.5 m above the native clay soil;
- Use of imported acidic soils with <1% calcium and >1% iron + aluminum; and
- Have in-field percolation rates per Ontario Regulation 244/09.

Leaching fields constructed to the specifications above would replicate or provide enhanced treatment of the conditions identified by Robertson et al. (1998) and Robertson (2003, 2008, 2012 and 2019), and treat septic effluent within 10 metres of a septic bed. As the native soils on the property have chemistry that exceeds conditions recommended by the Ministry of the Environment (2010) for effective septic-related phosphorus attenuation, further removal of residual phosphorus (if any) from septic effluent would add an additional level of safety to prevent adverse effects to Trout Lake from septic-related phosphorus.

CLOSING

Thank you kindly for the opportunity to conduct this assessment. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,
Per. Hutchinson Environmental Sciences Ltd.

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Senior Environmental Scientist

Emily Ham, M.Sc., G.I.T.
Junior Environmental Scientist

ATTACHMENTS

ALS Environmental. Certificate of Analysis L2704673. 10 May 2022.

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Date Received: 10-MAY-22
Report Date: 17-MAY-22 06:28 (MT)
Version: FINAL

Client Phone: 705-645-0021

Certificate of Analysis

Lab Work Order #: L2704673

Project P.O. #: NOT SUBMITTED
Job Reference: 220044
C of C Numbers: 20-945846
Legal Site Desc:

Gayle Braun
Senior Account Manager

ALS ENVIRONMENTAL ANALYTICAL REPORT

	Sample ID	L2704673-1	L2704673-2	L2704673-3		
	Description	SOIL	SOIL	SOIL		
	Sampled Date	09-MAY-22	09-MAY-22	09-MAY-22		
	Sampled Time	11:50	11:50	11:50		
	Client ID	BH2201	BH2202	BH2203		
Grouping	**Analyte**					
SOIL						
Physical Tests	pH (pH units)	4.42	4.43	4.20		
Metals	Aluminum (Al) (ug/g)	13400	20800	31900		
	Antimony (Sb) (ug/g)	<0.10	<0.10	0.18		
	Arsenic (As) (ug/g)	1.09	1.13	2.03		
	Barium (Ba) (ug/g)	34.7	44.5	89.6		
	Beryllium (Be) (ug/g)	0.35	0.45	0.83		
	Bismuth (Bi) (ug/g)	<0.20	<0.20	<0.20		
	Boron (B) (ug/g)	<5.0	<5.0	<5.0		
	Cadmium (Cd) (ug/g)	0.151	0.161	0.258		
	Calcium (Ca) (ug/g)	1620	1540	1560		
	Chromium (Cr) (ug/g)	16.5	24.3	43.6		
	Cobalt (Co) (ug/g)	2.95	5.31	15.6		
	Copper (Cu) (ug/g)	3.47	7.23	14.2		
	Iron (Fe) (ug/g)	16900	22200	28600		
	Lead (Pb) (ug/g)	6.13	7.15	17.0		
	Lithium (Li) (ug/g)	6.9	11.7	22.2		
	Magnesium (Mg) (ug/g)	1520	2630	4920		
	Manganese (Mn) (ug/g)	90.9	163	1030		
	Molybdenum (Mo) (ug/g)	0.45	0.61	0.76		
	Nickel (Ni) (ug/g)	12.0	10.8	22.2		
	Phosphorus (P) (ug/g)	313	227	379		
	Potassium (K) (ug/g)	390	520	1190		
	Selenium (Se) (ug/g)	0.43	0.59	0.69		
	Silver (Ag) (ug/g)	<0.10	<0.10	0.13		
	Sodium (Na) (ug/g)	107	169	171		
	Strontium (Sr) (ug/g)	6.86	8.08	12.2		
	Sulfur (S) (ug/g)	<1000	<1000	<1000		
	Thallium (Tl) (ug/g)	<0.050	0.124	0.277		
	Tin (Sn) (ug/g)	<2.0	<2.0	<2.0		
	Titanium (Ti) (ug/g)	889	1090	1150		
	Tungsten (W) (ug/g)	<0.50	<0.50	<0.50		
	Uranium (U) (ug/g)	0.437	0.497	0.857		
	Vanadium (V) (ug/g)	30.1	47.9	59.0		
	Zinc (Zn) (ug/g)	37.0	36.9	76.6		
	Zirconium (Zr) (ug/g)	1.4	2.0	2.2		

Reference Information

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
MET-200.2-CCMS-WT	Soil	Metals in Soil by CRC ICPMS	EPA 200.2/6020B (mod)

Soil/sediment is dried, disaggregated, and sieved (2 mm). For tests intended to support Ontario regulations, the <2mm fraction is ground to pass through a 0.355 mm sieve. Strong Acid Leachable Metals in the <2mm fraction are solubilized by heated digestion with nitric and hydrochloric acids. Instrumental analysis is by Collision / Reaction Cell ICPMS.

Limitations: This method is intended to liberate environmentally available metals. Silicate minerals are not solubilized. Some metals may be only partially recovered (matrix dependent), including Al, Ba, Be, Cr, S, Sr, Ti, Tl, V, W, and Zr. Elemental Sulfur may be poorly recovered by this method. Volatile forms of sulfur (e.g. sulfide, H2S) may be excluded if lost during sampling, storage, or digestion.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).

PH-WT	Soil	pH	MOEE E3137A

A minimum 10g portion of the sample is extracted with 20mL of 0.01M calcium chloride solution by shaking for at least 30 minutes. The aqueous layer is separated from the soil and then analyzed using a pH meter and electrode.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).

** ALS test methods may incorporate modifications from specified reference methods to improve performance.

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WT	ALS ENVIRONMENTAL - WATERLOO, ONTARIO, CANADA

Chain of Custody Numbers:

20-945846

GLOSSARY OF REPORT TERMS

Surrogate - A compound that is similar in behaviour to target analyte(s), but that does not occur naturally in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery.
mg/kg - milligrams per kilogram based on dry weight of sample.
mg/kg wwt - milligrams per kilogram based on wet weight of sample.
mg/kg lwt - milligrams per kilogram based on lipid-adjusted weight of sample.
mg/L - milligrams per litre.
< - Less than.
D.L. - The reported Detection Limit, also known as the Limit of Reporting (LOR).
N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.
UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.
Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.

Quality Control Report

Client: HUTCHINSON ENVIRONMENTAL SCIENCES LTD
1-5 Chancery Lane
Bracebridge ON P1L 1S6
Contact: DAVID LEEDER

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
MET-200.2-CCMS-WT	**Soil**							
Batch R5778850								
WG3726100-2 CRM		**WT-SS-2**						
Aluminum (Al)			94.5		%		70-130	12-MAY-22
Antimony (Sb)			89.1		%		70-130	12-MAY-22
Arsenic (As)			94.7		%		70-130	12-MAY-22
Barium (Ba)			105.5		%		70-130	12-MAY-22
Beryllium (Be)			94.5		%		70-130	12-MAY-22
Bismuth (Bi)			0.14		mg/kg		0-0.34	12-MAY-22
Boron (B)			7.7		mg/kg		3.5-13.5	12-MAY-22
Cadmium (Cd)			120.0		%		70-130	12-MAY-22
Calcium (Ca)			101.1		%		70-130	12-MAY-22
Chromium (Cr)			99.5		%		70-130	12-MAY-22
Cobalt (Co)			101.3		%		70-130	12-MAY-22
Copper (Cu)			109.0		%		70-130	12-MAY-22
Iron (Fe)			101.0		%		70-130	12-MAY-22
Lead (Pb)			105.8		%		70-130	12-MAY-22
Lithium (Li)			114.8		%		70-130	12-MAY-22
Magnesium (Mg)			101.0		%		70-130	12-MAY-22
Manganese (Mn)			100.0		%		70-130	12-MAY-22
Molybdenum (Mo)			106.1		%		70-130	12-MAY-22
Nickel (Ni)			104.4		%		70-130	12-MAY-22
Phosphorus (P)			100.6		%		70-130	12-MAY-22
Potassium (K)			99.4		%		70-130	12-MAY-22
Selenium (Se)			0.14		mg/kg		0-0.34	12-MAY-22
Silver (Ag)			92.4		%		70-130	12-MAY-22
Sodium (Na)			99.8		%		70-130	12-MAY-22
Strontium (Sr)			95.8		%		70-130	12-MAY-22
Thallium (Tl)			0.078		mg/kg		0.029-0.129	12-MAY-22
Tin (Sn)			91.4		%		70-130	12-MAY-22
Titanium (Ti)			88.3		%		70-130	12-MAY-22
Uranium (U)			97.3		%		70-130	12-MAY-22
Vanadium (V)			99.5		%		70-130	12-MAY-22
Zinc (Zn)			100.4		%		70-130	12-MAY-22
Zirconium (Zr)			92.8		%		70-130	12-MAY-22
WG3726100-4 LCS		**1+2**						
Aluminum (Al)			99.5		%		80-120	12-MAY-22

Quality Control Report

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
MET-200.2-CCMS-WT	**Soil**							
Batch R5778850								
WG3726100-4 LCS		**1+2**						
Antimony (Sb)			96.4		%		80-120	12-MAY-22
Arsenic (As)			100.2		%		80-120	12-MAY-22
Barium (Ba)			101.3		%		80-120	12-MAY-22
Beryllium (Be)			94.9		%		80-120	12-MAY-22
Bismuth (Bi)			97.3		%		80-120	12-MAY-22
Boron (B)			91.0		%		80-120	12-MAY-22
Cadmium (Cd)			97.1		%		80-120	12-MAY-22
Calcium (Ca)			98.1		%		80-120	12-MAY-22
Chromium (Cr)			100.2		%		80-120	12-MAY-22
Cobalt (Co)			99.2		%		80-120	12-MAY-22
Copper (Cu)			98.9		%		80-120	12-MAY-22
Iron (Fe)			102.1		%		80-120	12-MAY-22
Lead (Pb)			98.8		%		80-120	12-MAY-22
Lithium (Li)			101.4		%		80-120	12-MAY-22
Magnesium (Mg)			94.5		%		80-120	12-MAY-22
Manganese (Mn)			99.5		%		80-120	12-MAY-22
Molybdenum (Mo)			101.8		%		80-120	12-MAY-22
Nickel (Ni)			97.6		%		80-120	12-MAY-22
Phosphorus (P)			106.6		%		80-120	12-MAY-22
Potassium (K)			107.9		%		80-120	12-MAY-22
Selenium (Se)			99.2		%		80-120	12-MAY-22
Silver (Ag)			93.3		%		80-120	12-MAY-22
Sodium (Na)			99.8		%		80-120	12-MAY-22
Strontium (Sr)			101.0		%		80-120	12-MAY-22
Sulfur (S)			97.2		%		80-120	12-MAY-22
Thallium (Tl)			99.9		%		80-120	12-MAY-22
Tin (Sn)			96.7		%		80-120	12-MAY-22
Titanium (Ti)			99.5		%		80-120	12-MAY-22
Tungsten (W)			98.1		%		80-120	12-MAY-22
Uranium (U)			100.5		%		80-120	12-MAY-22
Vanadium (V)			104.7		%		80-120	12-MAY-22
Zinc (Zn)			97.4		%		80-120	12-MAY-22
Zirconium (Zr)			99.5		%		80-120	12-MAY-22
WG3726100-1 MB								

Quality Control Report

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
MET-200.2-CCMS-WT	**Soil**							
Batch R5778850								
WG3726100-1 MB								
Aluminum (Al)			<50		mg/kg		50	12-MAY-22
Antimony (Sb)			<0.10		mg/kg		0.1	12-MAY-22
Arsenic (As)			<0.10		mg/kg		0.1	12-MAY-22
Barium (Ba)			<0.50		mg/kg		0.5	12-MAY-22
Beryllium (Be)			<0.10		mg/kg		0.1	12-MAY-22
Bismuth (Bi)			<0.20		mg/kg		0.2	12-MAY-22
Boron (B)			<5.0		mg/kg		5	12-MAY-22
Cadmium (Cd)			<0.020		mg/kg		0.02	12-MAY-22
Calcium (Ca)			<50		mg/kg		50	12-MAY-22
Chromium (Cr)			<0.50		mg/kg		0.5	12-MAY-22
Cobalt (Co)			<0.10		mg/kg		0.1	12-MAY-22
Copper (Cu)			<0.50		mg/kg		0.5	12-MAY-22
Iron (Fe)			<50		mg/kg		50	12-MAY-22
Lead (Pb)			<0.50		mg/kg		0.5	12-MAY-22
Lithium (Li)			<2.0		mg/kg		2	12-MAY-22
Magnesium (Mg)			<20		mg/kg		20	12-MAY-22
Manganese (Mn)			<1.0		mg/kg		1	12-MAY-22
Molybdenum (Mo)			<0.10		mg/kg		0.1	12-MAY-22
Nickel (Ni)			<0.50		mg/kg		0.5	12-MAY-22
Phosphorus (P)			<50		mg/kg		50	12-MAY-22
Potassium (K)			<100		mg/kg		100	12-MAY-22
Selenium (Se)			<0.20		mg/kg		0.2	12-MAY-22
Silver (Ag)			<0.10		mg/kg		0.1	12-MAY-22
Sodium (Na)			<50		mg/kg		50	12-MAY-22
Strontium (Sr)			<0.50		mg/kg		0.5	12-MAY-22
Sulfur (S)			<1000		mg/kg		1000	12-MAY-22
Thallium (Tl)			<0.050		mg/kg		0.05	12-MAY-22
Tin (Sn)			<2.0		mg/kg		2	12-MAY-22
Titanium (Ti)			<1.0		mg/kg		1	12-MAY-22
Tungsten (W)			<0.50		mg/kg		0.5	12-MAY-22
Uranium (U)			<0.050		mg/kg		0.05	12-MAY-22
Vanadium (V)			<0.20		mg/kg		0.2	12-MAY-22
Zinc (Zn)			<2.0		mg/kg		2	12-MAY-22
Zirconium (Zr)			<1.0		mg/kg		1	12-MAY-22

Quality Control Report

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
PH-WT	**Soil**							
Batch R5777403								
WG3726086-1 LCS								
pH			7.10		pH units		6.9-7.1	11-MAY-22

Quality Control Report

Legend:

Limit	ALS Control Limit (Data Quality Objectives)
DUP	Duplicate
RPD	Relative Percent Difference
N/A	Not Available
LCS	Laboratory Control Sample
SRM	Standard Reference Material
MS	Matrix Spike
MSD	Matrix Spike Duplicate
ADE	Average Desorption Efficiency
MB	Method Blank
IRM	Internal Reference Material
CRM	Certified Reference Material
CCV	Continuing Calibration Verification
CVS	Calibration Verification Standard
LCSD	Laboratory Control Sample Duplicate

Hold Time Exceedances:

All test results reported with this submission were conducted within ALS recommended hold times.

ALS recommended hold times may vary by province. They are assigned to meet known provincial and/or federal government requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by the US EPA, APHA Standard Methods, or Environment Canada (where available). For more information, please contact ALS.

The ALS Quality Control Report is provided to ALS clients upon request. ALS includes comprehensive QC checks with every analysis to ensure our high standards of quality are met. Each QC result has a known or expected target value, which is compared against pre-determined data quality objectives to provide confidence in the accuracy of associated test results.

Please note that this report may contain QC results from anonymous Sample Duplicates and Matrix Spikes that do not originate from this Work Order.

Chain of Custody (COC) / Analytical Request Form

COC Number: 20 - 945846

www.alsglobal.com

Canada Toll Free: 1 800 668 9878

Page of

Report To	Contact and company name below will appear on the final report
Company:	Hutchinson Environmental
Contact:	
Phone:	(705) 706-5529
Company address below will appear on the final report	
Street:	1-5 Chancery Lane
City/Province:	Bracebridge, ON
Postal Code:	P1L 2E3

Invoice To		
	Same as Report To	☒ YES ☐ NO
	Copy of Invoice with Report	☒ YES ☐ NO
Company:		
Contact:		

Project Information	
ALS Account # / Quote #:	
Job #:	220044
PO / AFE:	
LSD:	
ALS Lab Work Order # (ALS use only):	L2704673

Reports / Recipients

Select Report Format: ☒ PDF ☒ EXCEL ☐ EDD (DIGITAL)

Merge QC/QCI Reports with COA ☐ YES ☐ NO ☐ N/A

☐ Compare Results to Criteria on Report - provide details below if box checked

Select Distribution: ☒ EMAIL ☐ MAIL ☐ FAX

Email 1 or Fax: david.leeder@environmentalsciences.ca

Email 2: emily.ham@environmentalsciences.ca

Email 3:

Invoice Recipients

Select Invoice Distribution: ☒ EMAIL ☐ MAIL ☐ FAX

Email 1 or Fax:

Email 2:

Oil and Gas Required Fields (client use)

AFE/Cost Center:	PO#
Major/Minor Code:	Routing Code:
Requisitioner:	
Location:	
ALS Contact:	Sampler:

Turnaround Time (TAT) Requested

- ☒ Routine [R] if received by 3pm M
- ☐ 4 day [P4] if received by 3pm M-
- ☐ 3 day [P3] if received by 3pm M
- ☐ 2 day [P2] if received by 3pm M
- ☐ 1 day [E] if received by 3pm M-
- ☐ Same day [E2] if received by 10am may apply to rush requests on week

L2704673-COFC

Date and Time Required for all E&P TATs:

For all tests with rush TATs requested, please contact your AM to confirm availability.

Analysis Request

Indicate Filtered (F), Preserved (P) or Filtered and Preserved (F/P) below

ALS Sample # (ALS use only)	Sample Identification and/or Coordinates (This description will appear on the report)	Date (dd-mmm-yy)	Time (hh:mm)	Sample Type	NUMBER OF CONTAINERS	pH	metals (including calcium, mg)	SAMPLES ON HOLD	EXTENDED STORAGE REQUIRED	SUSPECTED HAZARD (see notes)
	BH 2201	09-May-22	11:50	Soil	1	X	X			
	BH 2202	↓	12:38	↓	↓	X	X			
	BH 2203	↓	13:44	↓	↓	X	X			

Drinking Water (DW) Samples[1] (client use)	Notes / Specify Limits for result evaluation by selecting from drop-down below (Excel COC only)
Are samples taken from a Regulated DW System? ☐ YES ☐ NO	
Are samples for human consumption/ use? ☐ YES ☐ NO	

SAMPLE RECEIPT DETAILS (ALS use only)

Cooling Method: ☐ NONE ☐ ICE ☒ ICE PACKS ☐ FROZEN ☐ COOLING INITIATED

Submission Comments identified on Sample Receipt Notification: ☐ YES ☐ NO

Cooler Custody Seals Intact: ☐ YES ☐ N/A Sample Custody Seals Intact: ☐ YES ☐ N/A

INITIAL COOLER TEMPERATURES °C				FINAL COOLER TEMPERATURES °C			
				10.9			

SHIPMENT RELEASE (client use)		
Released by: Emily Ham	Date: 09 May 2022	Time: 16:48

INITIAL SHIPMENT RECEPTION (ALS use only)		
Received by:	Date:	Time:

FINAL SHIPMENT RECEPTION (ALS use only)		
Received by:	Date: May 10/22	Time: 9:30

REFER TO BACK PAGE FOR ALS LOCATIONS AND SAMPLING INFORMATION

WHITE - LABORATORY COPY YELLOW - CLIENT COPY

AUR 2010 FRONT

Failure to complete all portions of this form may delay analysis. Please fill in this form LEGIBLY. By the use of this form the user acknowledges and agrees with the Terms and Conditions as specified on the back page of the white - report copy.

1. If any water samples are taken from a **Regulated Drinking Water (DW) System**, please submit using an **Authorized DW COC form.**

Guide to the Consent Process

What Is A Consent?

The Planning Act requires that a "consent" or "plan of subdivision" must be approved before a parcel of land can be divided to create an additional lot or lots. A consent is also called a severance. Controlling the division of land through "severance" gives the Parry Sound Area Planning Board a way of ensuring that the creation of lots is consistent with the planning policies of the area Official Plans and Provincial planning documents.

Under What Conditions Is A Consent Required?

A consent is required to:

- divide land (or sever it);
- register a mortgage or discharge a mortgage over part of a parcel of land;
- register a lease over part of a parcel of land when the term of the lease is 21 years or more (inclusive of renewal options);
- register an easement or right-of-way; and
- adjust boundaries of existing land parcels to enlarge or decrease the size of a property.

How Many Lots Can Be Severed?

In general, applications for the creation of multiple lots are encouraged to proceed by registered plan of subdivision, particularly where any of the following apply:

- where the future development potential of the retained lands is in question;
- where major extension or dedication of a new public road would be required;
- where major extension of municipal water or sewage services would be required; or
- where an agreement or condition would be required for any part of the retained lands which is not capable of being accommodated through the consent process.

When the above conditions do not apply, multiple lot creation through the consent process may be possible. If there are significant lands that are to be retained, it may be necessary for applicants to also show through a subdivision concept plan, how these retained lands and the proposed lots created through the consent process are compatible with one another, as well as existing and future development of abutting lands.

How Do I Make A Consent Application?

Step 1 **Consult with the Parry Sound Area Planning Board :** Before you fill out an application, it is helpful to discuss your plans with the Parry Sound Area Planning Board to determine:

- the need for a consent and the type of consent involved;
- whether or not a minor variance application to the Committee of Adjustment or a rezoning application is required to amend the Zoning By-law;
- whether or not there might be servicing requirements/limitations, or land dedications involved with a consent proposal; or
- whether or not the proposal is beyond the scope of the consent process and is, for example, a subdivision situation.

Step 2 **Complete the Application:** To avoid delays, please ensure that your application is complete, that all drawings are neat and legible and that all dimensions are accurate.

Step 3 **Circulation of Application:** After your application has been received, and at least 14 days prior to the meeting, the Secretary -Treasurer of the Parry Sound Area Planning Board will send notice of the application to every person assessed within 60 metres of the subject property, and to every person and public body that has provided a written request for such notice. Anyone wanting to be notified of the decision must make a written request. Your application will also be circulated to prescribed agencies and Departments for the purpose of obtaining written comments and/or advice for consideration when making the decision on the application.

Step 4

Decision Making Process: The Parry Sound Area Planning Board will carefully consider all aspects of your application against matters such as:

- what the effect will b eon the health, safety, convenience and welfare of the present and future inhabitants;
- the impact on Provincial interests;
- whether the application is in the public interest or is premature;
- are the lands suited to the proposal;
- if the size and shape of the lots and the overall plan are suitable;
- whether the lot layout addresses conservation of natural resources and flood control;
- whether utilities, road systems, municipal services and schools are adequate;
- if the area of land being dedicated for public purposes is suitable;
- whether the application conforms to the applicable planning documents and if it is compatible with adjacent land uses.

If your application is approved, the Parry Sound Area Planning Board may impose conditions as part of the decision. Conditions could include things such as a requirement for Site Plan Approval, rezoning, parkland dedication fees or entering into of an agreement with the Municipality/Township/Town.

Step 5 **Notice of Decision:** Within 15 days of the date on which the Parry Sound Area Planning Board makes a decision, one copy will be mailed to you, to anyone who filed a written request for notice of the decision and to anyone else prescribed by regulation.

Step 6 **A Final Binding Decision:** If no appeal is made by the end of the 20 day appeal period, the decision is final and binding. You may then proceed to fulfill the conditions of consent and to prepare and submit to the Secretary -Treasurer of the Planning Board the appropriate documents such as a deed or a mortgage for certification.

IMPORTANT NOTE: Section 53 of the Planning Act provides that:

- where a consent is granted with conditions, the conditions must be fulfilled within one year of the "giving of notice of a decision" or the consent is deemed to be "refused", and,
- where a conditional consent has been certified as to the fulfillment of the conditions, the consent itself "lapses" after two years from the date of the certificate.

How Long Does The Process Take?

On average, approximately 6 to 8 weeks elapse from the time an application is filed with the Planning Board to the point where a decision of the Planning Board is final and binding.

Can Anyone Appeal The Decision?

Anyone may appeal a decision of the Parry Sound Area Planning Board to the Ontario Land Tribunal (OLT) within 20 days of the date of the Notice of the Decision by personally delivering or sending a Notice of Appeal to the Secretary -Treasurer of the Parry Sound Area Planning Board. The appeal must set out the reasons for objecting to the decision and must include the OLT's prescribed appeal fee. The Secretary -Treasurer will then prepare an appeal package and forward it to the OLT. The OLT will schedule a hearing and give written notice of the time and date in advance of the hearing.

OLT forms can be found at https://olt.gov.on.ca/appeals-process/forms/a1-appeal-form-en-aug-2021/

PARRY SOUND AREA PLANNING BOARD - APPLICATION FOR CONSENT

1 Mall Drive, Unit #2, Parry Sound, Ontario P2A 3A9 (Phone 705-746-5216)

No. B _____

1. Applicant Information

Name of Applicant: Alwin Kong
Address: 7 Winchester Street
Toronto, Ontario
Postal Code: M4X 1A6

Home Tel No. (416) 464-3780
Business Tel No. ( )
Home Fax Tel No. ( )
Business Fax Tel No. ( )

E-mail Address: alwinckong@gmail.com

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: Alwin Kong and Benjamin Kaasa
Address: 7 Winchester Street
Toronto, Ontario
Postal Code: Toronto, Ontario

Home Tel No. (416) 464-3780
Business Tel No. ( )
Home Fax Tel No. ( )
Business Fax Tel No. ( )

E-mail Address: alwinckong@gmail.com

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: _____
Address: _____
_____
Postal Code: _____

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

E-mail Address: _____

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: Future cottage build on severed lot

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 Alwin Kong and Benjamin Kaasa (owners) Lot 2 _____ Lot 3 _____

4. Location of the Subject Land

Roll / PIN No.(s) 52121-0220 LT

4.1 Municipality: McDougall Lot(s) No.(s) PT LT 9-10 Concession No. 9

Street Name and No.: 14 Viking Trail M-Plan No. _____ Lot(s) _____

Registered Plan No. Part(s): 42R-16581 Parcel No. Parts 3-6

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	483.108	828.85	29.3257	Vacant	Seasonal residential	None	Single detached dwelling with accesso
Lot Addition							
Right-of-way							
Benefiting Lot							
Severed Lot 1	182.88	66.40	1.2143	Seasonal residential	Seasonal residential	Single detached dwelling with accessory us	Single detached dwelling with accesso
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						
Municipal (maintained all year)						
Municipal (Seasonal)	Trout Lake Road	x				
Other public road						
Right of way	Viking Trail			x		
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					
Privately owned and operated individual well	P				
Privately owned and operated communal well					
Other public road					
Lake or other waterbody	P		E		
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	P		E		
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: WF1-29-LS (Waterfront Residential 1 Exception 29 Limited Services)

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 _____ of _____ this _____ day

of June 20 22

I, Alwin Kong of the City of Toronto in the

County/District/Regional Municipality of Toronto 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.**

_____

Signature of Applicant or Agent

DECLARED BEFORE ME at the City of Toronto in the

Municipality of Toronto this _____ day

of June 20 22.

Daniel McNamara

A Commissioner of Oaths

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

Date _____ Signature of Owner _____

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, Benjamin Kaasa, 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 Alwin Kong, 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 _____ Signature of Owner _____

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, Alwin Kong, 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 _____ Signature of Owner _____

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 OLT 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 _____ Signature of Owner _____

Plans / Sketches	
SKETCHES TO BE SUBMITTED MUST BE **BLACK AND WHITE ON PAPER 8 1/2" x 11"** ONE COPY OF SKETCH, IF REPRODUCABLE ALL LETTERING MUST BE LEGIBLE. USE MULTIPLE SKETCHES AT DIFFERENT SCALES IF NECCESSARY	
✔	Key Map – Available on the Plannng Board Website (www.psapb.ca) http://psapb.ca/index.php/planning-board/forms/application-forms
✔	North Arrow
✔	clearly defined boundaries of severed and retained lots
✔	if more than one severed lot, label the severed lots according to the application (Section 6)
✔	the boundaries & dimensions of any land abutting the subject land that is owned by the owner of the subject land
✔	the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing
✔	the dimensions of the subject land, the part that is to be severed and the part that is to be retained
✔	the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
✔	the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
✔	the existing uses on adjacent land, such as residential, agricultural and commercial uses
✔	the location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
✔	the location and nature of any easement affecting the subject land

PLANNING BOARD

2022 Fees **Base Fee $1500 + $750 per lot/lot addition, $250 for each additional lot addition, $250 per right-of-way + $500 deposit for Professional Planning Services**

Change of Condition / Re-approval Fee (before lapsing) $750 Stamping Fee for Retained Lot (Optional): $750

A fee of $325 payable to the Town of Parry Sound is required for any application within the Town of Parry Sound.

A fee of $333 payable to the Township of Carling is required for any application within the Township of Carling (The Township deposit will be reconciled in accordance with the Townships standard rate for their planner for actual time taken).

NOTE: Additional expenses may be incurred (ie. Legal, Planning, Survey, Rezoning, Minor Variance, Parkland Fee) and are the responsibility of the applicant.

IMPERIAL

DISTANCES ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

PART	LOCATION	INSTRUMENT	AREA
1	PART OF LOT 10, CONCESSION 9	ALL OF INSTRUMENT 178481	2.8 Ac±
2	PART OF LOT 10, CONCESSION 9		0.2 Ac±
3	PART OF LOTS 9 & 10, CONCESSION 9		1.9 Ac±
4	PART OF LOTS 9 & 10, CONCESSION 9		1.5 Ac±
5	PART OF LOT 9, CONCESSION 9		0.8 Ac±
6	PART OF LOTS 9 & 10, CONCESSION 9		71.5 Ac±

PARTS 2 AND 3 - SUBJECT TO RIGHT-OF-WAY DESCRIBED IN INSTRUMENTS 153742 AND 23914.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

NOVEMBER 24, 2003.
DATE

D. R. WALKER
ONTARIO LAND SURVEYOR

PLAN 42R- 16581

PROPERTY MAPPING OFFICE PARRY SOUND

RECEIVED AND DEPOSITED

DATE Dec. 18, 2003

Roy Taylor
DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF PARRY SOUND

PLAN OF SURVEY OF

PART OF LOTS 9 AND 10, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF McDOUGALL
NOW IN THE

MUNICIPALITY OF McDOUGALL

DISTRICT OF PARRY SOUND
SCALE : 1 INCH = 100 FEET

0' 100' 150' 200 FEET

PAUL F. FORTH, O.L.S.

TIES TO ORIGINAL AND PRESENT WATER'S EDGE OF TROUT LAKE INST AT STA A

DISTANCE	BEARING
43.80'	S52°31'00"W
20.90'	S78°04'00"W
6.00'	N51°49'00"E
54.90'	N35°34'00"E
96.00'	N26°33'00"E
140.00'	N28°05'00"E
142.00'	N25°51'00"E
185.60'	N26°15'00"E
254.60'	N25°08'00"E
279.80'	N13°25'00"E
292.50'	N1°52'00"E
285.80'	N12°21'00"W
277.00'	N30°28'00"W
295.60'	N54°14'00"W
312.50'	N77°14'00"W
360.20'	S86°34'00"W
387.30'	S79°00'00"W
407.90'	S71°29'00"W
439.40'	S69°08'00"W
523.60'	S66°42'00"W

TIES TO ORIGINAL AND PRESENT WATER'S EDGE OF TROUT LAKE INST AT STA B

DISTANCE	BEARING
12.00'	S56°59'18"W
6.00'	S10°55'18"W
29.30'	N73°05'42"W
75.80'	N68°29'42"W
104.30'	N79°30'42"W

TIES TO ORIGINAL AND PRESENT WATER'S EDGE OF TROUT LAKE INST AT STA C

DISTANCE	BEARING
201.70'	N84°52'29"E
199.20'	N72°36'29"E
125.10'	N60°15'29"E
95.40'	N42°34'29"E
22.00'	S80°05'31"E
21.00'	S14°01'31"E
39.20'	S62°03'29"W
55.10'	S89°45'29"W
82.90'	S87°16'29"W

TIES TO ORIGINAL AND PRESENT WATER'S EDGE OF TROUT LAKE INST AT STA D

DISTANCE	BEARING
42.80'	S84°46'01"E
7.00'	S4°41'59"W
6.00'	S77°36'59"W
12.00'	N12°52'01"W
88.00'	N32°43'01"W
190.00'	N35°53'01"W

TIES TO ORIGINAL AND PRESENT WATER'S EDGE OF TROUT LAKE INST AT STA E

DISTANCE	BEARING
177.68'	S25°56'15"W
183.00'	S29°16'19"W
125.00'	S33°13'19"W
107.00'	S43°28'19"W
90.00'	S46°42'19"W
35.00'	S67°16'19"W
35.00'	N34°55'41"W
45.00'	N8°07'41"W
87.00'	N8°17'19"E
117.00'	N5°37'19"E
158.00'	N20°48'19"E
185.00'	N21°33'19"E

TIES TO ORIGINAL AND PRESENT WATER'S EDGE OF TROUT LAKE INST AT STA F

DISTANCE	BEARING
73.00'	N83°12'51"W
53.00'	N61°31'51"W
29.00'	N28°08'51"W
35.00'	N20°17'09"E
61.00'	N36°34'09"E
89.00'	N33°54'09"E
124.00'	N29°07'09"E
152.00'	N25°20'09"E
182.00'	N31°49'09"E

TIES TO ORIGINAL AND PRESENT WATER'S EDGE OF TROUT LAKE INST AT STA G

DISTANCE	BEARING
21.29'	N49°32'58"W
31.39'	N9°43'53"E
66.70'	N31°18'44"E
108.44'	N34°47'55"E
140.29'	N36°16'34"E
236.50'	N32°57'20"E
264.86'	N24°05'37"E
293.20'	N22°55'18"E

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF PART 1, PLAN 42R-13852 SHOWN HAVING A BEARING OF N3°56'30"W.

LEGEND

- ■ - DENOTES MONUMENT FOUND
- □ - DENOTES MONUMENT PLANTED
- IB - DENOTES IRON BAR
- SIB - DENOTES STANDARD IRON BAR
- SSIB - DENOTES SHORT STANDARD IRON BAR
- RP - DENOTES ROCK POST
- RPL - DENOTES ROCK PLUG
- WIT - DENOTES WITNESS MONUMENT
- F&B - DENOTES FITZMAURICE AND BOYER, OLS (WO 10700)
- LUM - DENOTES L.U. MAUGHAN, OLS
- 1311 - DENOTES PAUL F. FORTH, OLS
- PLAN - DENOTES DEPOSITED PLAN 42R-13852

NOTES

THE LIMIT OF TROUT LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK OR WATER'S EDGE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF McDOUGALL.

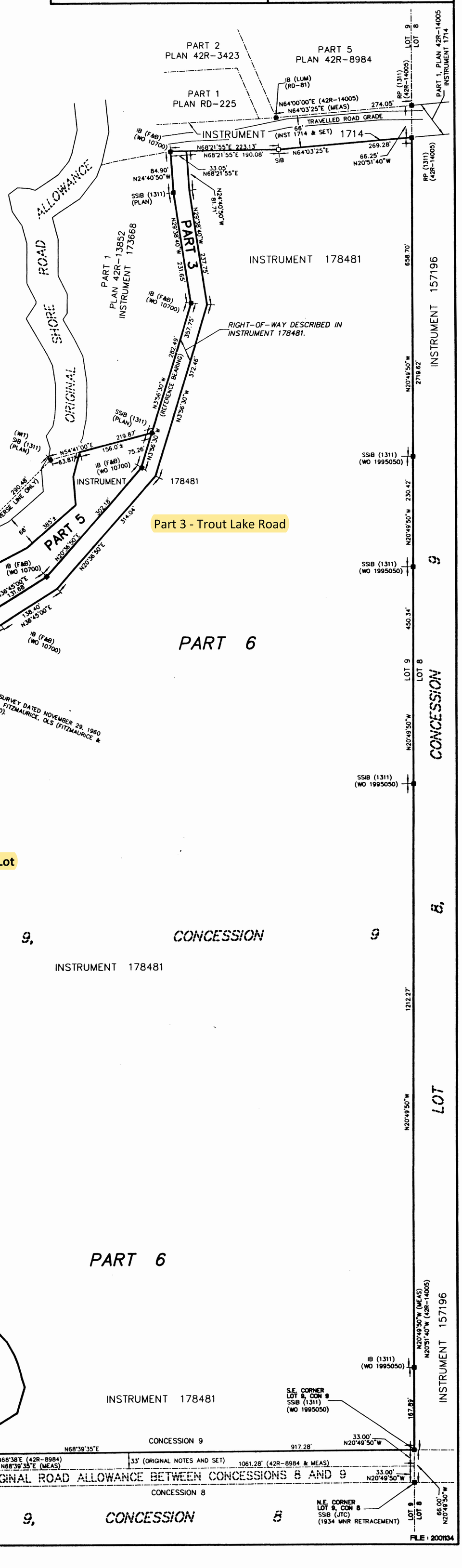
SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF NOVEMBER, 2003.

NOVEMBER 24th, 2003
PARRY SOUND, ONTARIO

D.R. WALKER
ONTARIO LAND SURVEYOR



MUNICIPALITY OF McDOUGALL			
INTERNAL CIRCULATION CHECKLIST			
TYPE OF APPLICATION	B40/2022		
APPLICANT NAME	Kong		
CIRCULATE TO	**INDICATE WITH X**	**COMMENTS YES OR NO**	**NAME**
CHIEF BUILDING OFFICIAL	x	No	
MANAGER OF PUBLIC WORKS	x	No	
FIRE CHIEF	x	No	
MUNICIPAL ENFORCEMENT	x	No	
CAO	x	No	
PLANNER	x	Yes	L. West
TREASURER	x	No	
OTHER - Environmental Services	x		

COMMENTS OR ATTACH REPORT

- Applicant has confirmed proposed severed lot is 0.6 ha (15. acres)
- This property was subject to application B32/2013. The approval requied the applicants to rezone the property to recognize the new frontage and area. Notes on file state that the new official plan would cap lot development on Trout Lake therefore no further lots would be created.

Should Council support the application site plan control should be considered in order to implement the recommendations by Hutcheson Env.

-Trout Lake Rd. is a seasonally maintained municipal road. 51(26) agreement should address that winter maintenance of this road is not permitted without municipal approval.

John Jackson Planner, Inc.
1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9
Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

CONSENT APPLICATION NO. B47/2022(McD)

PART OF LOTS 2 AND 3, CONCESSION 8

GEOGRAPHIC TOWNSHIP OF FERGUSON

PARTS 2 AND 6, SURVEY PLAN 42R-14620

50 LORI-LEA TRAIL

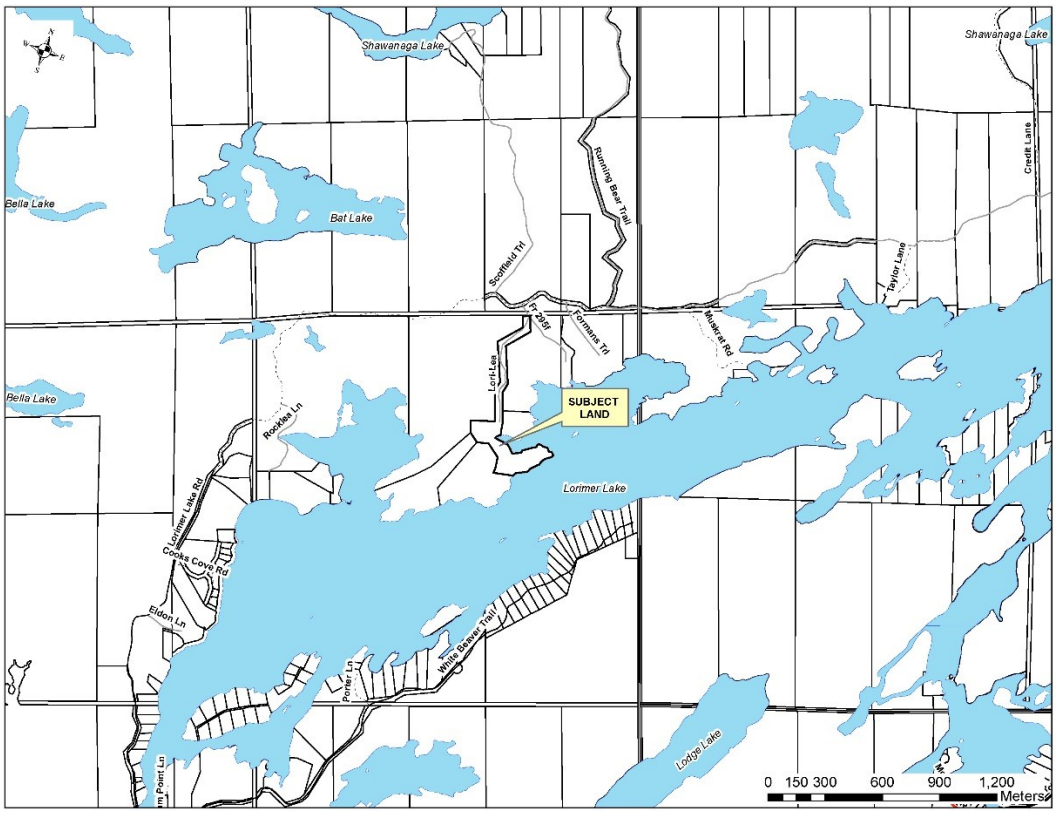
ROLL # 4931 0200 020 3325

APPLICANT: Nathan Skeba

August 17, 2022

BACKGROUND/PURPOSE

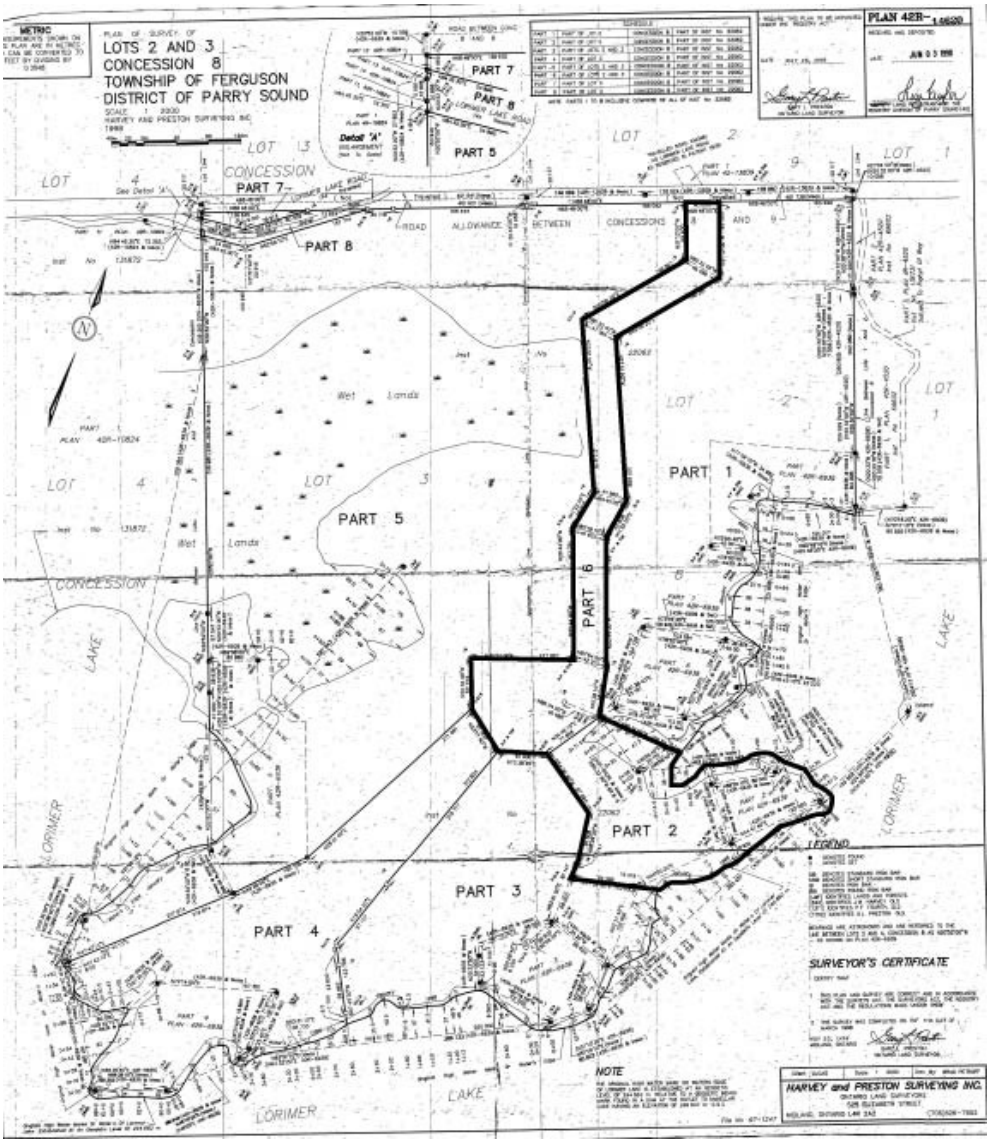
Nathan Skeba has acquired a parcel of land on Lorimer Lake and he is proposing to create two new residential lots on the lake.



The lands are located on the north side of Lorimer Lake and accessed off a small private lane to the subject lands.

PROPERTY DESCRIPTION

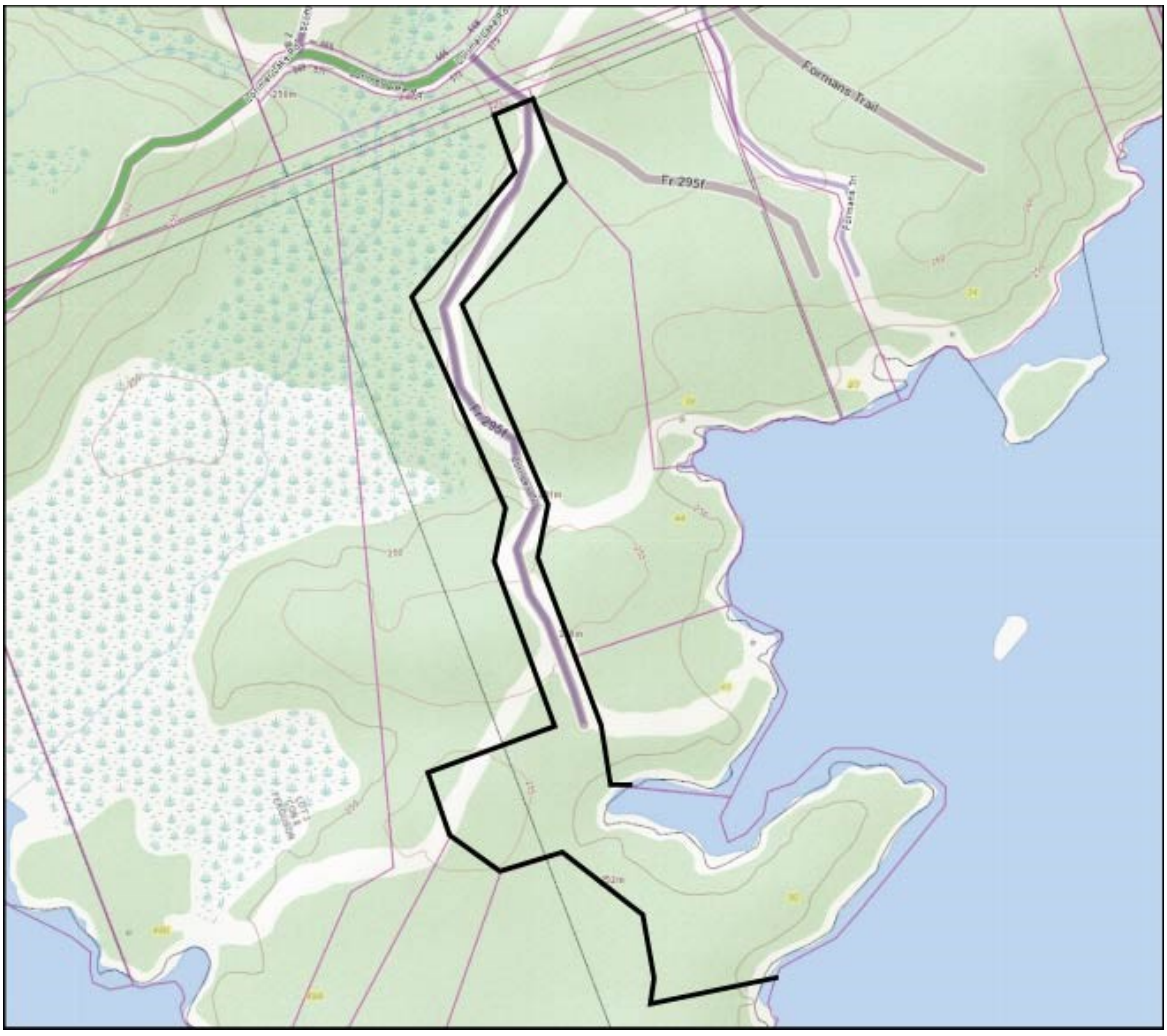
The subject lands are described as Parts 2 and 6 of Plan 42R-14620. Part 6 is part of the access to the Lucas peninsula.



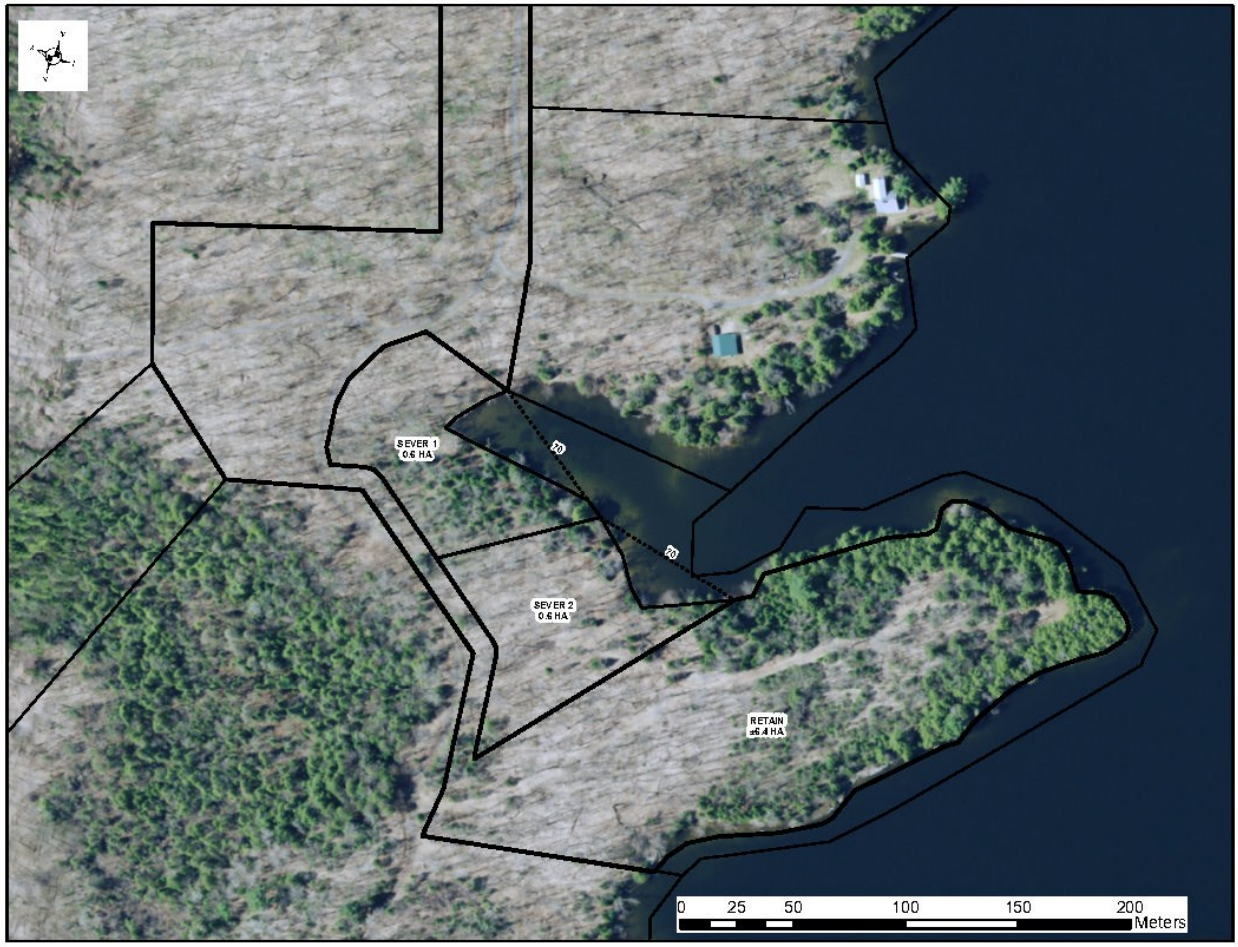
The Lucas lands were divided in 1998 prior to the amalgamation of Ferguson with McDougall Township.

The lands are currently vacant. There are approximately 8 hectares with 700 metres of shoreline.

The lands have moderate to low relief.



The property is heavily forested with a ring of conifers along the shore and hardwoods in land.



LORIMER LAKE

Development proposals on Lorimer Lake has been the subject of a great deal of review over the years.

This lake has excellent water quality and is able to support an artificial lake trout fishery. The Ministry of Natural Resources has stocked Lorimer Lake with lake trout fingerlings over the years. A copy of Lorimer Lakes data is attached.

Because Lorimer Lake is able to support lake trout, it is a matter of provincial interest to maintain the lakes water quality. Historically, Lorimer Lake was considered to be “at capacity” so that no new lots were supported by the province. There were exceptions as described in the attached letter from the Ministry of Natural Resources dated June 25,1997.

The exemptions to this policy included:

- Separating existing dwellings;
- Creating lots where septic systems could be located up to 300 metres from the lake; and

- Where a septic system could be designed and located where there would be no phosphorous impact on the lake.

The science related to lakeshore capacity began to evolve as the true impact from development began to be understood.

The predicted phosphorous flows from septic systems to the down gradient lake was found to be an erroneous hypothesis for soils on the Canadian Shield. It seemed that the highly mineralized soils with a slight acidification caused phosphorous to bind to the soils with no migration to the lake.

In other words, the anticipated pollution from development on lakes on the Canadian Shield are virtually non-existent.

The policy for new development on Lorimer Lake has evolved over the years as follows:

- Pre-2000 MNR restricted new lot creation;
- McDougall/Whitestone shared policy 2000-2010 to allow one lot per year; and
- 2010 to present all development to be subject to Lakeshore Capacity Assessment Handbook.

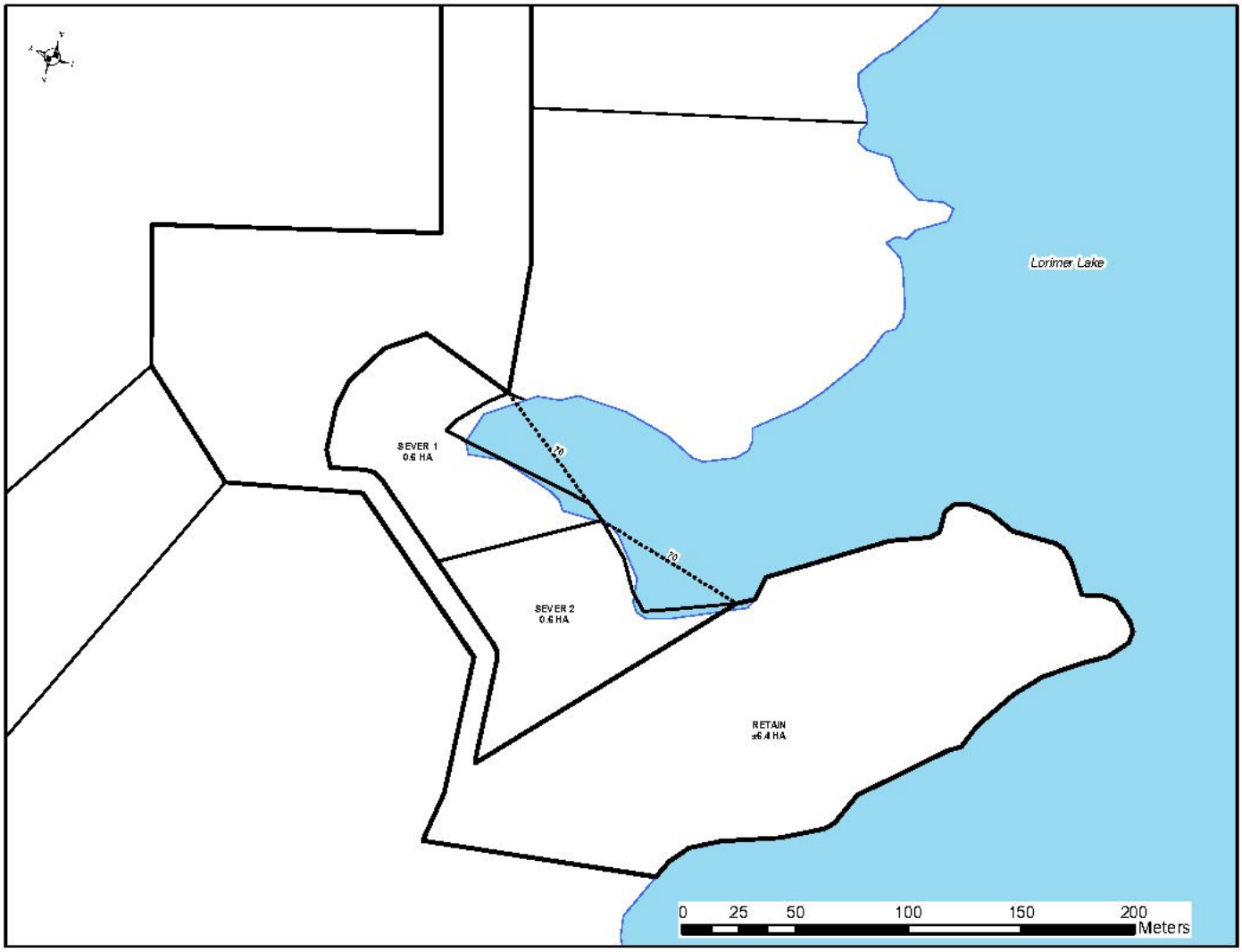
The current policy effectively allows new lot creation subject to ensuring that there is no water quality impacts on the lake.

This policy has brought forward a resurgence in Lorimer Lake consent applications.

Many had interpreted the Lakeshore Capacity Assessment Handbook to restrict any further lot creation on Lorimer Lake. This understanding is clearly incorrect. There are new efforts to further restrict any new lot creation on Lorimer Lake.

In this application, the land owner has retained a qualified environmental consultant to confirm the suitability of the lands for new lot creation with no adverse impacts on the water quality of Lorimer Lake. (copy attached).

PROPOSED CONSENT

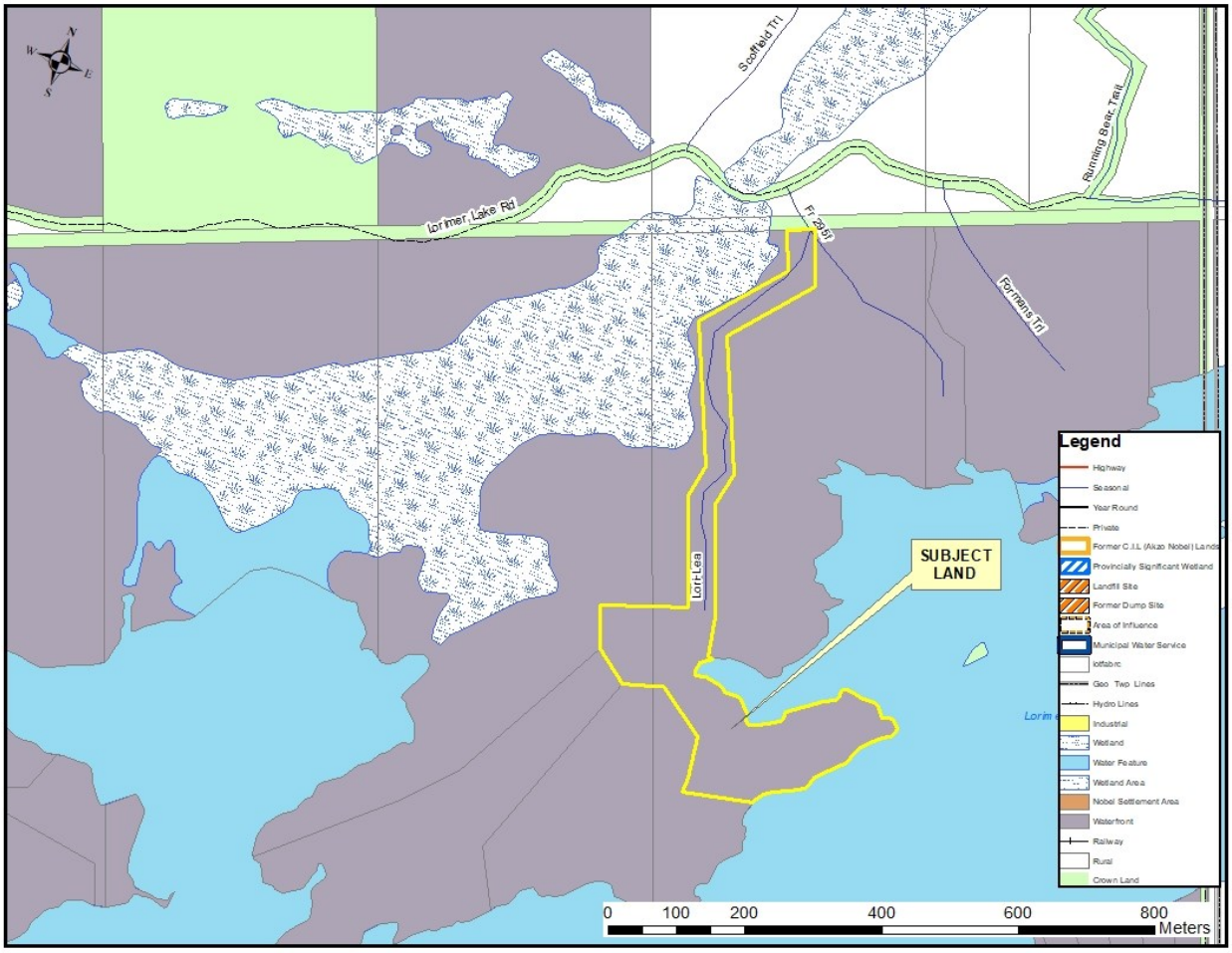


Lot Summary

	Area	Frontage
Retained	±6.4 ha	±126
Sever 1	0.6 ha	70
Sever 2	0.6 ha	70

OFFICIAL PLAN

The subject lands are designated Waterfront in the Official Plan.



New lot creation is permitted in the Waterfront.

Access by private registered rights-of-way is recognized in the Waterfront.

The specific policy for Lorimer Lake:

> ***"19.04.9 Trout and Lorimer Lakes***
>
> ***Trout and Lorimer Lakes are at capacity for 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. "***

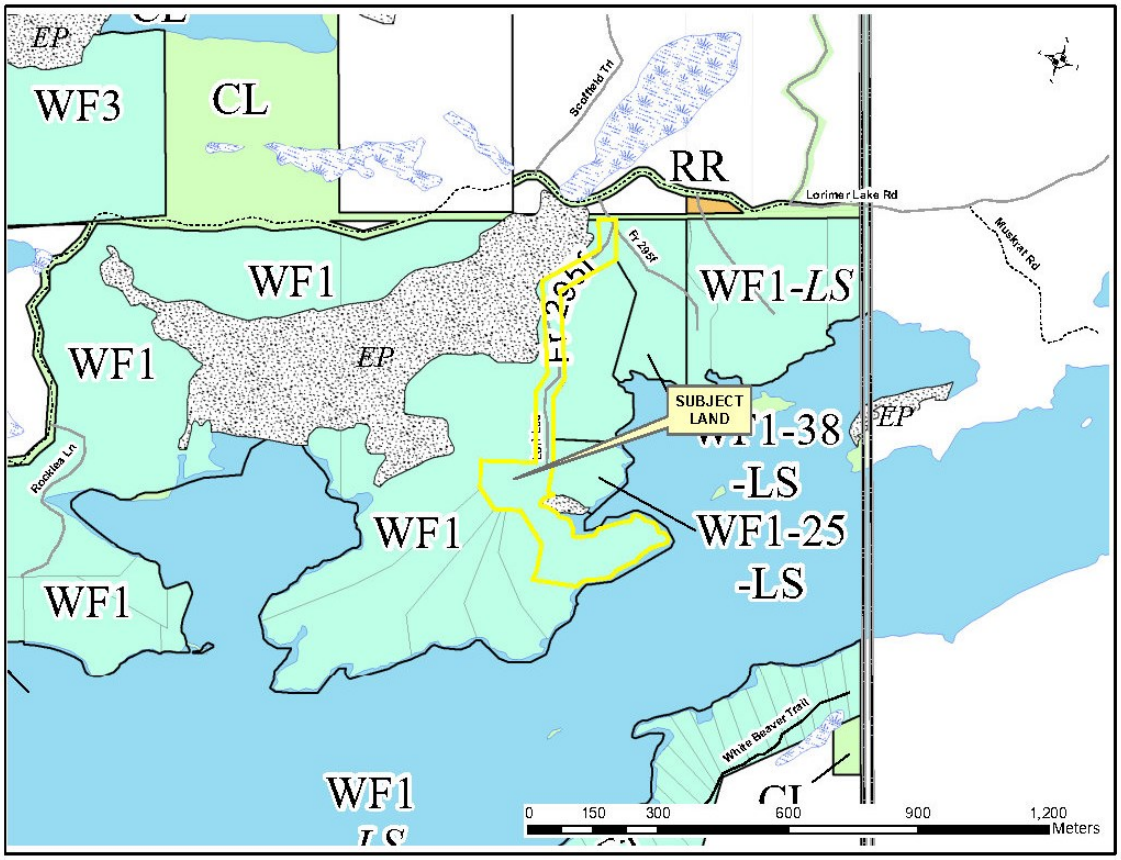
The natural heritage policies found in the official plan and the provincial policy statements have been regarded in the environmental report by Hutchison Environmental. These conditions may be incorporated in a zoning By-Law and consent agreement to ensure environmental controls are in place.

The environmental recommendations include:

1. Site Environmental Constraints (51 (26))
2. Development timing schedule (51 (26))
3. Erosion/Sediment Control (51 (26))
4. Vegetation Protection (51 (26))
5. Buffers (Zoning)
6. Blanding's Turtle Protection (51 (26))
7. Fish Habitat Protection (51 (26))

ZONING BY-LAW

The subject lands are zoned Waterfront Residential 1 – Limited Services (WF1-LS).



There is an area of Environmental Protection where there is Type 1 Fish Habitat. A substantial amount of shoreline is free and clear of Type 1 Fish Habitat and these areas are detailed in the Environmental Impact Study (EIS).

PROPOSED OFFICIAL PLAN UPDATE

The new policy proposed for Lorimer Lake in McDougall.

> ***"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. "***

This draft policy is yet to be adopted so that the application will continue to be assessed under the "in effect policy"

RECOMMENDATIONS

That the application to create two new lots on Lorimer Lake with a right-of-way as applied for by Nathan Skeba in application B47/2022(McD) be approved subject to the following conditions:

1) Rezoning the subject lands to increase the required front yard to 30 metres;
2) Entering into a 51 (26) Consent agreement to implement the recommendations of the Hutcheson Environmental report and to recognize the private access road for the newly created lots;
3) Acquire adequate 911 addressing;
4) Payment of the required fees in lieu of parkland dedication; and
5) Payment of applicable planning fees.

Respectfully submitted,

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

JJ;jc

Lorimer Lake

Created: October 2003 (CD)
Revised: April 2004, July 2004, Nov. '04 (EM)

Location:

MNR District:…….. Parry Sound
Geographic Township: …… Ferguson & Hagerman
Municipal Township: …… McDougall & Whitestone
Watershed: …….. Manitouwabing and Sequin Rivers
Angling Division: …… 15

Basin and Terrain Characteristics:

Lake Survey Year: ……. 1972
Surface Area:……. 490 hectares
Maximum Depth: ……. 24.4 meters
Mean Depth: ……. 8.0 meters
Perimeter: ……. 37.2 km
Island shoreline: …… not availabale
Littoral Zone: …… 42% (Zone light penetration to bottom)
Shoreline Development: ..…. 72 Cottages, 2 Resorts (1972 data)
Access Points: …… Road via Lorimer Lk. Resort
Water Level: …….. Dam regulated by Parry Sound Power Generation located at outlet of Little McKellar Lake (a.k.a. Grey Owl Lake)
Crown Land: ……. 0% Shoreline

Water Quality:

Secchi reading: 4.1 meters (1972)
Colour: Yellow/Brown
Alkalinity: 27.4 – Level 3 Moderately Sensitive (MoE, 1989)
pH: 7.5
Total Phosphorus: .012 mg/l (1996)
M.E.I.: 3.7

"Guide to eating fish": Restrictions apply for largemouth bass and northern pike. Refer to the current "Guide To Eating Ontario Sport Fish" available at: www.ene.gov.on.ca/envision/guide/index.htm

Fisheries:

Ontario

Ministry of Natural Resources
Ministère des Richesses naturelles

7 Bay Street
Parry Sound, Ontario
P2A 1S4

Telephone: (705) 746-4201
Facsimile: (705) 746-8828

June 25, 1997

FACSIMILE MESSAGE TO: Trevor Walker; Adams, Walker Real Estate

NUMBER OF PAGES: 4

Dear Mr. Walker:

SUBJECT: **Lorimer Lake, Ferguson Township**

In order to provide you with a speedy response, I have attached a copy of a letter that I sent to the Township of Hagerman 4 years ago. Our position regarding the development potential of Lorimer Lake remains the same as stated in that letter, except that I would now point out the following:

- We would not be opposed to the creation of new lots which would separate **existing, long-standing habitable dwellings.** Given the lack of control over the construction of new buildings in unincorporated areas, we would recommend against this flexibility where dwellings were recently constructed in an attempt to circumvent the capacity restrictions.

- We would not be opposed to the creation of new lots where the lots are such that the septic systems could be located either 300 metres back from the shoreline or where they would drain into another drainage basin which is not considered to be at capacity. We would ask for a shoreline vegetation buffer.

- Should new technology be developed, and proven, whereby nutrients like phosphorous do not migrate out of tile fields, in conjunction with a means to ensure that the septic systems are maintained to design standards, our concerns for the capacity of lakes like Lorimer would end.

I hope that this information is helpful to you.

Yours truly,

Dorothy Shaver

Dorothy Shaver
Municipal Planning Specialist
Parry Sound District

Hutchinson
Environmental Sciences Ltd.

1-5 Chancery Lane, Bracebridge, ON P1L 2E3 | 705-645-0021
www.environmentalsciences.ca

August 19, 2022 Project No. 220087

Nathan Skeba
Via email: nathanskeba1@gmail.com

Dear: Mr. Skeba

Re: 50 Lori Lea Trail, Lorimer Lake, Site-Specific Septic Assessment

INTRODUCTION

Hutchinson Environmental Sciences Ltd. (HESL) conducted an assessment of soils, topography and drainage at 50 Lori Lea Trail, Municipality of Whitestone, Ontario (the property) to determine if the conditions on the property could treat septic effluent from potential in-ground leaching fields, to a level that would protect water quality in Lorimer Lake. The work assessed the site-specific soil conditions and drainage path(s) to the lake (if any) from the lots, to describe soil conditions and drainage conditions that could attenuate septic-related phosphorus, and indicate whether phosphorus in septic effluent could be attenuated before reaching Lorimer Lake, consistent with Provincial Policy and the Municipality of McDougall's Official Plan.

Lorimer Lake is an "at-capacity" lake in the Municipality's Official Plan, and additional development requires assessment by a qualified environmental professional to identify potential adverse effects to the lake from septic-related phosphorus (particularly the phosphate ion which can degrade water quality via eutrophication, nuisance algae and aquatic plant growth, and reduce dissolved oxygen). The assessment was conducted by David Leeder, P.Geo. Limited, a Qualified Person (QP) in the Province of Ontario, with assistance from Emily Ham, Geoscientist-in-Training (GIT).

BACKGROUND

Property Information

The property's legal description is Ferguson Concession 8 Part Lots 2 & 3 RP 42R14620 Parts 2 & 6 Subject to Right of Way (50 Lori Lea Trail). 50 Lori Lea Trail is a 7.6 ha parcel of land, with 655 m of frontage on Lorimer Lake. The property's septic class by the Municipality is "N" – Property lacks sanitary service.

Existing Property Conditions

The property is on the northwest shore of Lorimer Lake (Figure 1). The property has an irregular elongated shape that is at the Lorimer Lake shoreline at the southeast property boundary in a southwest-northeast orientation along a peninsula stretching to the west. The northern portion of the property is rectangularly shaped, elongated and narrow, in north-south direction and is the right-of-way for Lori Lea Trail (private).

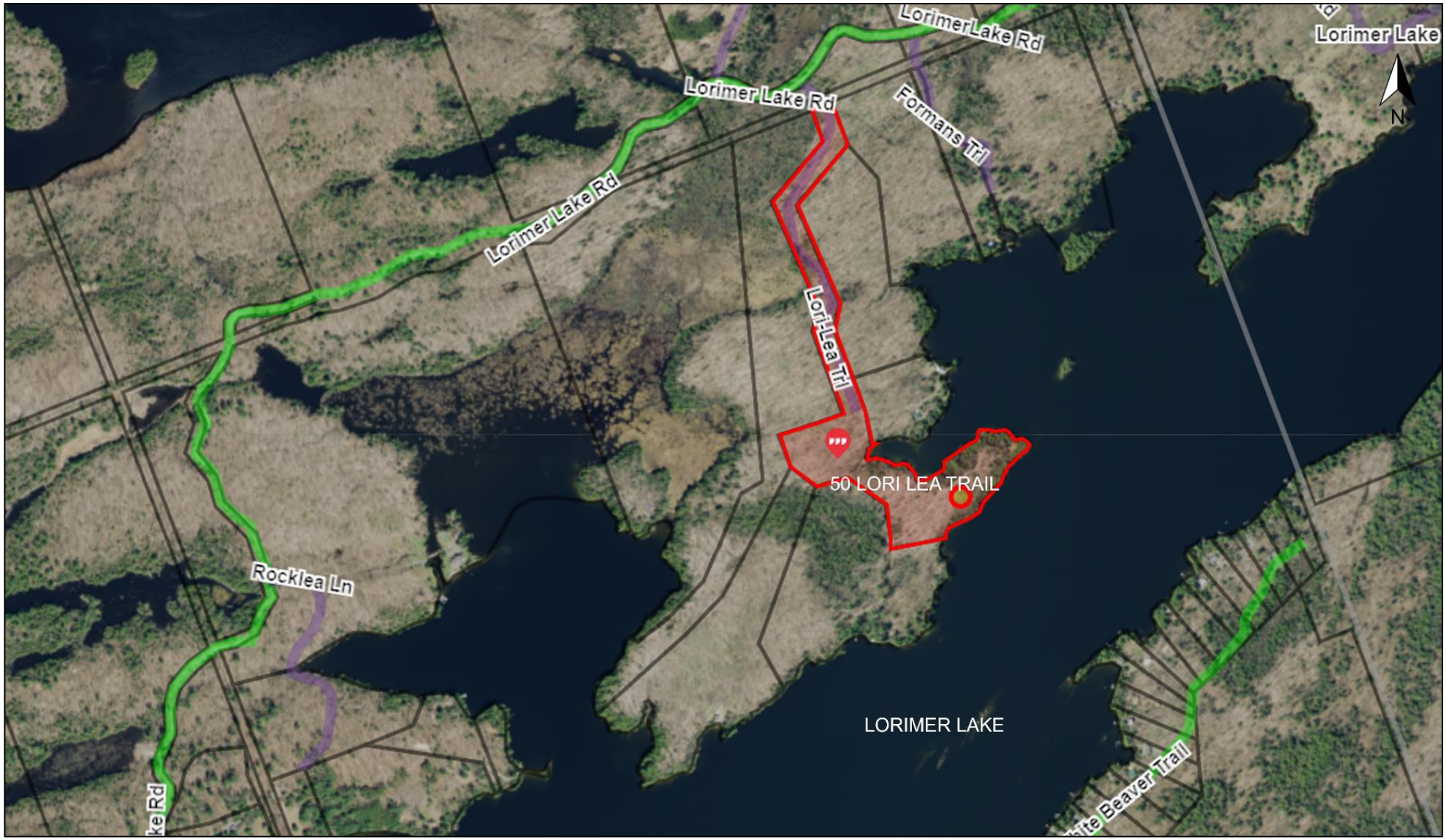


Figure 1. Location of the property.

Figure 2. Key property features.

Access to the property is via Lori Lea Trail, which runs south from Lorimer Lake Road to the north. The property is currently undeveloped (Figure 2).

Soils on the property are thin, fine-grained silt and sand over Precambrian anorthosite and alkalic igneous rocks (Anorthosite,anorthositic gabbro, gabbro and related gneisses, nepheline syenite, and alkalic syenite) (Ontario Geological Survey, 2008).

Topography is gradual with gradients of <5% to 10% and elevations of 250 to 255 m above sea level (asl). A wetland is located west of the property, which drains into a marsh-type wetland adjoined to Lorimer Lake. Topography and drainage are shown in Figure 3.

Shallow groundwater in surface soil migrates with topography, similar to surface water. Groundwater and surface water from the southeast portion of the property on the peninsula near the shoreline (the retained lot and south portion of proposed lot 2), drains directly towards Lorimer Lake (Figure 3). In the southwest portion of the peninsula, surface water and groundwater drain south-southwest towards a low-lying wet area, that drains west to the wetland to further to the west. The exception is in the areas near the shore, where water drains directly to Lorimer Lake. However, the areas near the shore draining directly to the lake are not suitable for a septic and should not be developed as they are within the 30 m buffer established to protect aquatic habitat in Lorimer Lake, as described in the Environment Impact Study for the property (HESL, 2022) and the Ontario Building Code does not permit septics within 30 m of a waterbody that may be used for drinking purposes (such as Lorimer Lake). A drainage divide running northwest-southeast is present on the northern portion of proposed lot 1 and all of proposed lot 2, with drainage east of the divide towards Lorimer Lake, and drainage west of the divide towards the wetland to the west.

The property is forested with tree species typical of the Great Lakes-St. Lawrence mixed forest, with three dominant ecosite types per Ontario Ecological Land Classification Ontario Ministry of Natural Resources (1998) and based on observations at the property (Figure 4):

- FOD5-3: Forest, Deciduous Forest, Dry-Fresh Sugar Maple – Oak Deciduous Forest;
- FOD5-6: Forest, Deciduous Forest, Dry-Fresh Sugar Maple – Basswood Deciduous Forest; and,
- CUW: Cultural Woodland.

Provincial and Municipal Mapping identified a fen-type wetland to the west of the property, which drains to a larger marsh-type wetland directly north of Lorimer Lake, ultimately draining to Lorimer Lake. No wetland was identified on the proposed or retained lots. Type 1 Fish Habitat was identified in Lorimer Lake in the embayment along the eastern portion of the property and comprised the west and central shoreline of proposed lot 1, and a Type 2 Fish Habitat is located along the nearshore area fronting proposed lot 2, the eastern limit of proposed lot 1, and the retained lot (Figure 4).

Proposed Severance

The proposed severance will result in three separate parcels (Figure 2). For clarity, the proposed severed lots are referred to as “1” (northwest parcel), “2” (central parcel), and “retained” (east parcel and surrounding

Figure 3. Topography, drainage, and nearby wetlands and water features.

Figure 4. Forest cover types and fish habitat on and adjacent to the property.

property, including Lori Lea Trail). A cottage may be built on proposed lots 1 or 2, and/or the retained lot, in the future.

Regulatory Framework

Lorimer Lake is listed as an "at capacity lake" in the Municipality of Whitestone's Official Plan (OP):

17.06.1 Lorimer Lake is managed as a lake trout lake and the lake has been identified as being at capacity as far as the ability of the lake to withstand any additional nutrients associated with additional lot creation if the lake trout fishery is to be sustained. The dissolved oxygen in the lake would indicate that the fishery is at fatal stress levels, however, recent sampling indicates a continued trout population.

17.06.2 Lorimer Lake will continue to be considered a lake that is at capacity and no further land division will be permitted on the lake except where no additional impact will occur as a result of that land division. This is restricted to consents to separate existing viable dwellings, new lots where the septic system has no impact on the lake because the sewage system, including gray water, is set back at least 300 metres from the shoreline or where the septic system drains at least 300 metres away from the lake.

Lorimer Lake is also listed as a "Put-Grow-Take Lake Trout Lake" in Inland Ontario Lakes Designated for Lake Trout Management (MNRF, 2015). Waterfront development and the potential influx of sewage-related phosphorus to an adjacent waterbody can be a stressor on Lake Trout habitat because increased phosphorus concentrations can cause increased algal and plant growth, which can cause decreased dissolved oxygen concentrations through decomposition. Lake Trout have specific dissolved oxygen habitat requirements (i.e., 7 mg/L of mean hypolimnetic dissolved oxygen concentration).

The Lakeshore Capacity Model was developed by the Province of Ontario to determine suitable development capacity on lakes through an assessment of phosphorus and dissolved oxygen concentrations. In the case of Lorimer Lake, the lake is currently over capacity in terms of Provincial guidelines. The Lakeshore Capacity Assessment Handbook (Ministry of the Environment, 2010) states that new lot creation on at-capacity lakes should only be allowed:

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

The following additional site-specific criteria can be applied where new development is proposed on at-capacity lakes and where certain municipal planning tools and agreements are in place such as a Development Permit System under the Planning Act, and/or site plan control under the Planning Act, and site alteration and tree-cutting by-laws under the Municipal Act:

- *Where a site-specific soils investigation prepared by a qualified professional has been completed showing the following site conditions:*
    - *The site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% Ca equivalent by weight) overburden with acid-extractable concentrations of iron and aluminum of >1% equivalent by weight (following Robertson 2005, 2006). Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soil chemistry should be taken at depth adjacent to, or below, the proposed tile bed; and*
    - *An unsaturated zone of at least 1.5 metres depth exist between the tile bed and the shallowest depth (maximum extent) of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soils saturation (e.g., in the spring, following snowmelt, or late fall).*

Septic-Related Phosphorus Attenuation

Published site-specific studies over the past 20 years, including those that informed the Lakeshore Capacity Assessment Handbook (Ministry of Environment, 2010) have consistently shown that septic system-related phosphorus is immobilized in Precambrian shield soils, such as those on the property. Soils that contain greater than 1% aluminum + iron (>10,000 µg/g), and less than 1% calcium (<10,000 µg/g) are suitable to attenuate phosphorus in septic effluent to protect at-capacity lakes from additional phosphorus loading (Ministry of Environment, 2010).

Mechanistic evidence (Stumm and Morgan, 1970; Jenkins et al., 1971; Isenbeck-Schroter et al., 1993) and direct observations made in septic systems (Willman et al., 1981; Zanini et al., 1997; Robertson et al., 1998; Robertson, 2003) all show strong adsorption of phosphate on charged soil surfaces and mineralization of phosphate with iron and aluminum in soil. The mineralization reactions are favoured in acidic and mineral rich groundwater on the Precambrian shield (Robertson et al., 1998; Robertson, 2003), such that over 90% of septic phosphorus may be immobilized. The mineralization reactions appear to be permanent (Isenbeck-Schroter et al., 1993) and many studies conclude that most septic phosphorus is stable within 0.5 to 1 m of the tile drains in a septic field (Robertson et al., 1998, Robertson, 2003, Robertson 2012).

Most recently, Robertson et al. (2019) synthesized phosphorus concentrations in groundwater plumes from 24 septic systems throughout Ontario that were monitored over a 30-year period. Phosphorus removal averaged 97% at the non-calcareous sites (such as those found on the property) within leaching fields and proximal plumes, within 10 m of the leaching fields, regardless of site age or septic effluent loading rate.

The condition noted in the Lakeshore Capacity Handbook to permit development on at-capacity lakes (i.e., septic setback of 300 m from a lake) is highly conservative (overly protective) for most Precambrian shield soils, because phosphorus attenuation in acidic soils with <1% calcium and >1% iron + aluminum has been demonstrated to consistently occur over much shorter distances (0.5 to 10 m).

METHODS

Provincial Guidelines and Standard of Care

The site-specific soil and drainage assessment was conducted consistent with the guidance in the Lakeshore Capacity Assessment Handbook (Ministry of the Environment, 2010), the methods in the Province of Ontario's "D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" (August, 1996), and Ontario Regulation 244/09. Soil sampling was consistent with the requirements of Ontario Regulation 153/04 and the Standard of Care provided by qualified environmental professionals in the Province of Ontario. The documented property conditions and subsequent data interpretation considered peer-reviewed long-term studies of septic-related phosphorus in Canadian shield soils.

General Approach

A site visit was conducted on 28 June, 2022, and consisted of the following:

- A reconnaissance of the property identify important features, confirm property boundaries, and identify the potential future building sites;
- Visual characterization of topography, drainage features, soil saturation, rock outcrops and natural heritage features;
- Selection of the candidate sites for a septic leaching bed that were within a reasonable distance from possible building locations, where drainage was away from Lorimer Lake (if possible) and no saturated soil was present;
- Excavating test pits at candidate septic sites to assess soil type, depth to bedrock or groundwater, and collecting soil samples for laboratory analysis consistent with D-5-4 Assessment methods; and,
- Excavating test pits at candidate septic sites and conducting soil percolation testing to assess infiltration capacity of soils, per D-5-4 Assessment methods.

The site visit was conducted in the early summer after a wet spring season. Property boundaries, road features, aerial imagery, and interpreted topography were obtained from the West Parry Sound Geography Network (online, last accessed 12 July 2022).

Test Pit Excavating and Soil Sampling

A test pits were hand-excavated at candidate septic sites on proposed lots 1 and 2, and the retained lot. The following characterization was conducted on the three test pits (TP22-01, TP22-02, and TP22-03), which correspond to each candidate septic site, respectively (Figure 5):

- The physical soil conditions were logged (apparent compaction, soil colour, soil texture, and apparent moisture/water saturation);
- A soil sample was collected from the soil type-depth interval that comprised the greatest proportionate volume (i.e., the 'thickest' soil layer) in each test pit, representing soil that was likely to have the strongest influence on septic effluent attenuation; and,

Figure 5. Candidate septic sites and test pit locations.

- Each soil sample was placed in a clean, laboratory-supplied container, sealed, and preserved for shipping to ALS Environmental in Waterloo, Ontario for analysis of reactive iron, aluminum and calcium, and pH. ALS is a CALA accredited laboratory.

All samples were collected using clean, stainless steel tools per Ontario Regulation 153/04 requirements.

Test Pit Percolation Testing

Percolation testing was conducted per D-5-4 Assessment guidance, and consisted of the following:

- At each candidate septic site, a test pit was excavated to the soil depth that was most likely to have the strongest effect on septic effluent treatment using a clean, decontaminated steel shovel;
- Loose soil was removed from the walls and floors of the test pits using the shovel;
- A small test hole 0.3 x 0.3 m wide and 0.3 m deep was excavated into undisturbed soil in the bottom of the pit with the shovel;
- The soil on the floor and walls of the test pit was saturated with water such that the floor and entire height of the walls were wet;
- Once the hole drained to empty after the saturation fill, it was filled with water to 0.25 m deep, and the time for the water to completely drain from the hole was timed (i.e., the percolation time); and,
- The test pit was backfilled with the excavated native soil and landscaped to match the existing grade around the test site.

Acceptable percolation rates to 0.25 m deep are greater than 1 minute and less than 15 minutes, as specified by Ontario Regulation 244/09 for appropriate use of Class 4 Septic Systems (in-ground), which is the minimum required septic system for the property.

RESULTS

Candidate Septic Site Descriptions and Drainage Paths

Candidate septic sites were located on gradual, low-grade topography that drained towards the wetland west of the property and ultimately Lorimer Lake beyond to the west, and were greater than 30 m away from Lorimer Lake. The conceptual indirect drainage paths from the candidate septic sites to the wetland, to Lorimer Lake, were:

- Proposed lot 1:45 m to Lorimer Lake;
- Proposed lot 2: 435 m to Lorimer Lake; and,
- Retained lot: 540 m to Lorimer Lake.

The drainage paths from all proposed lots were longer than recommended by the Lakeshore Capacity Handbook (i.e., 300 m) indicating concerns from septic effluent should not exist, providing septics were built in locations where drainage was westerly towards the wetland. Nevertheless, site-specific conditions for septic effluent attenuation were assessed for all proposed lots as a precaution.

Soil Physical Conditions

The soil on the candidate septic sites consisted of loose topsoil with higher organic content near the surface, some sand, and increased silt with depth. Test pits at proposed lot 2 and proposed lot 1 were terminated at 0.35 metres below ground's surface (mbgs), at the inferred bedrock surface. Test pit TP22-01 on the retained lot was terminated at 0.62 mbgs at the interred bedrock surface. The shallow soil conditions indicated that in-ground leaching fields in native soil alone, were not appropriate for septic effluent treatment.

Angular cobbles weathered from bedrock were observed in all test pits from ~0.15 mbgs (TP22-02) to 0.62 mbgs (TP22-01), indicating a transition/weathering zone between soil and bedrock of ~0.15 m at proposed lots 1 and 2, and ~0.06 m at the retained lot. This transition zone is likely to be rich in iron and aluminum suitable for septic effluent treatment, and all soil samples were collected from this interval. Groundwater or saturated soil were not encountered in any test pit. The soil conditions observed in each test pit are described in Table 1.

Table 1. 50 Lori Lea Trail soil descriptions by test pit.

Test pit	Depth (mbgs)	Description
TP22-01	0 to 0.15	Loose, brown silty organics, some woody debris, trace sand (TOPSOIL) - Moist
	0.15 to 0.45	Soft light brown silty clay, trace sand and organics (SILT) - Moist; Sampled for laboratory analysis
	0.45 to 0.56	Firm light brown silty clay, trace sand (TILL) - Moist
	0.56 to 0.62	Firm grey-brown silty clay, some weathered gravel and cobbles (TILL) - Moist
	0.62	END of test pit on weathered bedrock
TP22-02	0 to 0.09	Loose brown organic-y sand, some silt and decomposing woody debris (TOPSOIL) - Moist
	0.09 to 0.15	Loose red-brown silty sand, trace organics (B HORIZON) - Moist; Sampled for laboratory analysis
	0.15 to 0.35	Loose brown silty sand, trace angular cobbles (TILL) - Becoming grey-brown and compact at 0.25 m - Moist
	0.35	END of test pit on weathered bedrock
TP22-03	0 to 0.08	Loose brown organic-y clay, some silt (TOPSOIL)

Test pit	Depth (mbgs)	Description
		- Moist
	0.08 to 0.085	Loose grey-white silty sand, some clay and organics (A HORIZON) - Moist
	0.085 to 0.18	Soft light brown silty clay, trace organics (B HORIZON) - Moist; Sampled for laboratory analysis
	0.18 to 0.30	Soft to firm grey-brown silty clay (TILL) - Moist
	0.30 to 0.35	Firm to compact grey-brown silty clay, trace angular cobbles (TILL) - Moist
	0.35	END of test pit on weathered bedrock

Soil Chemistry

The iron + aluminum concentrations in the soil (3.8% to 5.1%) from all three test pits exceeded the minimum concentrations recommended by the Lakeshore Capacity Handbook (1%), and calcium (0.1 to 0.2%) did not exceed the upper limit (<1%) recommended by the Lakeshore Capacity Handbook at all three sites (Table 2). pH in soil from all test pits was acidic (3.98 to 4.58). The results indicate that the soil chemistry at the candidate septic sites is suitable for attenuation of septic-related phosphorus. Laboratory analytical Certificates of Analysis are attached.

Table 2. 50 Lori Lea Trail soil chemistry by test pit.

Parameter	Unit	Lakeshore Capacity Guideline	Test Pit		
			TP22-01	TP22-02	TP22-03
			0.15 to 0.45 m	0.09 to 0.15 m	0.085 to 0.18 m
			28-Jun-22	28-Jun-22	28-Jun-22
pH	pH	n/v	4.38	3.98	4.58
Acid Extractable Calcium (Ca)	µg/g	< 10000	2130	1030	2220
Acid Extractable Aluminum (Al)	µg/g	n/v	20900	17800	27800
Acid Extractable Iron (Fe)	µg/g	n/v	24600	20500	23600
Acid Extractable Al + Fe (calculated)	µg/g	> 10000	45500	38300	51400

Notes:

Lakeshore Capacity Guideline — Ontario Ministry of the Environment, Ministry of Natural Resources and Ministry of Municipal Affairs and Housing (2010). Lakeshore Capacity Assessment Handbook. May, 2010. The Guideline values are for at-capacity lakes.

n/v — Guideline value not developed.

Percolation Rates

At TP22-02 near proposed lot 2, the water level in the test pit dropped 20 cm after 14 minutes and 50 seconds (i.e., between 1 and 15 minutes per Ontario Regulation 244/09), indicating an acceptable infiltration rate for septic effluent. The infiltration rate in the test pits at the retained lot and proposed lot 1 was lower than recommended (i.e., 25 cm drop in water after >15 mins), indicating native in-situ soil saturation by septic effluent could occur under a full effluent load, which would reduce the native soil's septic effluent treatment capacity at the point of saturation (Table 3). The lower infiltration rates were consistent with the fine-grained texture of the soil observed in the test pits, with better infiltration occurring where sand comprised a higher proportion of the soil and made up the thickest soil layer (TP22-02).

Table 3. 50 Lori Lea Trail soil percolation rates by test pit.

Location	Water level decrease in 15 minutes	
	Required	Observed
TP22-01	25 cm	5.8 cm in 15 minutes
TP22-02		20 cm in 14:50 minutes
TP22-03		5 cm in 15 minutes

DISCUSSION

To protect Lorimer Lake, an at-capacity lake, from septic-related phosphorus in in-ground leaching beds on the proposed severed lots, the candidate septic sites were assessed for the following conditions:

1) *If possible, all new tile fields should be set back at least 300 m from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 m to the lake, as recommended by the Ontario Ministry of the Environment (2010).*

- The minimum flow path from candidate septic sites to Lorimer Lake was greater than 300 m (via shallow groundwater/surface water) from all candidate septic sites on proposed lots 1, 2, and the retained lot, respectively. Further site-specific soil assessment (per Ontario Ministry of the Environment, 2010) was conducted for all sites to assess whether soil conditions were sufficient to achieve septic-related phosphorus attenuation the shorter distances found by Robertson et al. (1998) and Robertson (2003, 2012, and 2019).

2) Per Ontario Ministry of the Environment (2010):

a) The site where the septic leaching field is to be located, and the region 15 m downgradient towards the lake, across the full width of the field, should consist of deep (>3 m), native and undisturbed, non-calcareous (<1% calcium) soil with >1% acid-extractable concentrations of iron + aluminum. Soil depth as assessed with test boreholes at one site per candidate septic site; and

b) *An unsaturated zone of at least 1.5 m should exist between the tile bed and the shallowest depth of the water table. The position of the water table was assessed with the test boreholes during a period of maximum soil saturation (i.e., late spring after freshet when the water table was elevated).*

- The soil quality on the candidate septic sites was well-suited for treating septic effluent (acidic, <1% calcium, and >1% iron + aluminum on all sites);
- The depth of soil was shallow (0.35 to 0.62 mbgs) over the inferred bedrock surface at all candidate septic sites, which was less than recommended by the Ministry of the Environment (2010); and,
- Soils near proposed lot 2 had acceptable infiltration rates for septic-related phosphorus treatment. The infiltration rate in the test pits on proposed lots 1 and the retained lot was lower than recommended, indicating soil saturation by septic effluent could occur under a full conceptual effluent load, which would reduce septic effluent treatment capacity by native soil in these locations.

The results indicate that soil depth and infiltration capacity (of some soils) may limit septic effluent treatment by native soils alone, and that enhanced septic effluent treatment is required to protect Lorimer Lake from septic effluent, should cottages be built proposed severed lots.

Septic effluent should be effectively treated by Class 4 Septic Systems constructed per the Ontario Building Code with man-made raised leaching fields with the following properties, on the proposed lots, should the lots be developed:

- The toe of the field >1.5 m above the bedrock;
- Constructed using imported acidic soils with <1% calcium and >1% iron + aluminum; and
- Have in-field percolation rates per Ontario Regulation 244/09.

Raised leaching fields built to the above specifications would meet or exceed the Ministry of the Environment (2010) minimum soil conditions for septic-related phosphorus treatment, and attenuate septic-related phosphorus in the short distance (0.5 to 10 m) identified by Robertson et al. (1998) and Robertson (2003, 2008, 2012 and 2019). Raised leaching fields would therefore remedy concerns with the shallow soils and soils with lower-than-recommended infiltration capacities on proposed lots 1 and the retained lot, and allow the native soils to provide an extra measure of attenuation of septic-related phosphorus to further protect Lorimer Lake from potential septic-related phosphorus.

CONCLUSIONS AND RECOMMENDATIONS

Candidate septic sites on proposed lots 1, 2, and the retained lot had flow paths towards Lorimer Lake that exceeded the 300 m minimum recommended by the Lakeshore Capacity Handbook, provided septics are built west of the drainage divide where water drains towards the wetland to the west Site-specific soil conditions were assessed on candidate septic sites of all proposed lots to assess the attenuation (treatment) capacity of septic-related phosphorus by native soil.

Soil chemistry was well-suited to treat septic effluent at all candidate septic sites (i.e., acidic, <1% calcium and >1% iron + aluminum). Soil depth (0.35 to 0.62 m over bedrock) was less than recommended by the

Ontario Ministry of the Environment (2010) and soil infiltration capacities on the retained lot and proposed lot 1 were lower than recommended by Ontario Regulation 244/09, indicating possible soil saturation under full septic effluent loads and potentially reduced effluent treatment capacity by native soils alone.

If development occurs on the proposed lots, Class 4 Septic Systems with raised leaching beds should be constructed per the Ontario Building Code in the assessed candidate septic site locations to effectively treat septic effluent and protect Lorimer Lake. The raised leaching beds should meet the requirements for soil by the Ministry of the Environment (2010), allowing native soils to provide an extra measure of septic effluent treatment. The raised leaching fields should have the following construction:

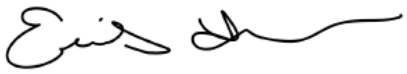
- The toe of the field >1.5 m above the bedrock;
- Constructed using imported acidic soils with <1% calcium and >1% iron + aluminum; and
- Have in-field percolation rates per Ontario Regulation 244/09.

The conditions observed by Robertson et al. (1998) and Robertson (2003, 2008, 2012) as well as the long-term (30 year) attenuation of septic effluent measured by Robertson (2019) in soils similar to the property in combination with the recommended raised leaching beds, strongly indicates that septic-related phosphorus would be reduced by over 97% within 10 m of the beds. Further removal of residual phosphorus (if any) from septic effluent would be achieved with native soil, adding an additional level of safety and preventing adverse effects to Lorimer Lake from septic-related phosphorus.

CLOSING

Thank you kindly for the opportunity to conduct this assessment. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,
Per. Hutchinson Environmental Sciences Ltd.



David Leeder, P.Geo. Limited
Senior Environmental Scientist

Emily Ham, M.Sc., G.I.T.
Junior Environmental Scientist

ATTACHMENTS

ALS Environmental. Certificate of Analysis L2719351. 06 July 2022.

REFERENCES

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HUTCHINSON ENVIRONMENTAL SCIENCES LTD
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Date Received: 30-JUN-22
Report Date: 06-JUL-22 11:56 (MT)
Version: FINAL

Client Phone: 705-645-0021

Certificate of Analysis

Lab Work Order #: L2719351

Project P.O. #: NOT SUBMITTED
Job Reference: 220087
C of C Numbers:
Legal Site Desc:

Gayle Braun
Senior Account Manager

ALS ENVIRONMENTAL ANALYTICAL REPORT

Sample Details/Parameters	Result	Qualifier*	D.L.	Units	Extracted	Analyzed	Batch
L2719351-1 TP22-01 Sampled By: CLIENT on 28-JUN-22 Matrix: SOIL							
Physical Tests							
pH	4.38		0.10	pH units		01-JUL-22	R5812105
Metals							
Aluminum (Al)	20900		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Calcium (Ca)	2130		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Iron (Fe)	24600		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Magnesium (Mg)	4390		20	ug/g	05-JUL-22	05-JUL-22	R5814976
L2719351-2 TP22-02 Sampled By: CLIENT on 28-JUN-22 Matrix: SOIL							
Physical Tests							
pH	3.98		0.10	pH units		01-JUL-22	R5812105
Metals							
Aluminum (Al)	17800		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Calcium (Ca)	1030		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Iron (Fe)	20500		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Magnesium (Mg)	1190		20	ug/g	05-JUL-22	05-JUL-22	R5814976
L2719351-3 TP22-03 Sampled By: CLIENT on 28-JUN-22 Matrix: SOIL							
Physical Tests							
pH	4.58		0.10	pH units		01-JUL-22	R5812105
Metals							
Aluminum (Al)	27800		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Calcium (Ca)	2220		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Iron (Fe)	23600		50	ug/g	05-JUL-22	05-JUL-22	R5814976
Magnesium (Mg)	5810		20	ug/g	05-JUL-22	05-JUL-22	R5814976

* Refer to Referenced Information for Qualifiers (if any) and Methodology.

Reference Information

Test Method References:

ALS Test Code	Matrix	Test Description	Method Reference**
MET-200.2-CCMS-WT	Soil	Metals in Soil by CRC ICPMS	EPA 200.2/6020B (mod)

Soil/sediment is dried, disaggregated, and sieved (2 mm). For tests intended to support Ontario regulations, the <2mm fraction is ground to pass through a 0.355 mm sieve. Strong Acid Leachable Metals in the <2mm fraction are solubilized by heated digestion with nitric and hydrochloric acids. Instrumental analysis is by Collision / Reaction Cell ICPMS.

Limitations: This method is intended to liberate environmentally available metals. Silicate minerals are not solubilized. Some metals may be only partially recovered (matrix dependent), including Al, Ba, Be, Cr, S, Sr, Ti, Tl, V, W, and Zr. Elemental Sulfur may be poorly recovered by this method. Volatile forms of sulfur (e.g. sulfide, H2S) may be excluded if lost during sampling, storage, or digestion.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).

PH-WT	Soil	pH	MOEE E3137A

A minimum 10g portion of the sample is extracted with 20mL of 0.01M calcium chloride solution by shaking for at least 30 minutes. The aqueous layer is separated from the soil and then analyzed using a pH meter and electrode.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).

** ALS test methods may incorporate modifications from specified reference methods to improve performance.

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WT	ALS ENVIRONMENTAL - WATERLOO, ONTARIO, CANADA

Chain of Custody Numbers:

GLOSSARY OF REPORT TERMS

Surrogates are compounds that are similar in behaviour to target analyte(s), but that do not normally occur in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery. In reports that display the D.L. column, laboratory objectives for surrogates are listed there.
mg/kg - milligrams per kilogram based on dry weight of sample
mg/kg wwt - milligrams per kilogram based on wet weight of sample
mg/kg lwt - milligrams per kilogram based on lipid weight of sample
mg/L - unit of concentration based on volume, parts per million.
< - Less than.
D.L. - The reporting limit.
N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.
UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.
Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.

Quality Control Report

Workorder: L2719351 Report Date: 06-JUL-22

Client: HUTCHINSON ENVIRONMENTAL SCIENCES LTD
1-5 Chancery Lane
Bracebridge ON P1L 1S6
Contact: David Leeder

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
MET-200.2-CCMS-WT	**Soil**							
Batch R5814976								
WG3746358-2 CRM		**WT-SS-2**						
Aluminum (Al)			110.0		%		70-130	05-JUL-22
Calcium (Ca)			103.9		%		70-130	05-JUL-22
Iron (Fe)			102.5		%		70-130	05-JUL-22
Magnesium (Mg)			107.1		%		70-130	05-JUL-22
WG3746358-6 DUP		**WG3746358-5**						
Aluminum (Al)		14400	13800		ug/g	4.3	40	05-JUL-22
Calcium (Ca)		48200	49800		ug/g	3.1	30	05-JUL-22
Iron (Fe)		18100	18100		ug/g	0.1	30	05-JUL-22
Magnesium (Mg)		20500	20400		ug/g	0.3	30	05-JUL-22
WG3746358-4 LCS								
Aluminum (Al)			100.0		%		80-120	05-JUL-22
Calcium (Ca)			104.0		%		80-120	05-JUL-22
Iron (Fe)			95.2		%		80-120	05-JUL-22
Magnesium (Mg)			110.7		%		80-120	05-JUL-22
WG3746358-1 MB								
Aluminum (Al)			<50		mg/kg		50	05-JUL-22
Calcium (Ca)			<50		mg/kg		50	05-JUL-22
Iron (Fe)			<50		mg/kg		50	05-JUL-22
Magnesium (Mg)			<20		mg/kg		20	05-JUL-22
PH-WT	**Soil**							
Batch R5812105								
WG3745656-1 DUP		**L2719351-2**						
pH		3.98	4.06	J	pH units	0.08	0.3	01-JUL-22
WG3745775-1 LCS								
pH			7.02		pH units		6.9-7.1	01-JUL-22

Quality Control Report

Workorder: L2719351 Report Date: 06-JUL-22

Client: HUTCHINSON ENVIRONMENTAL SCIENCES LTD
1-5 Chancery Lane
Bracebridge ON P1L 1S6
Contact: David Leeder

Legend:

Limit	ALS Control Limit (Data Quality Objectives)
DUP	Duplicate
RPD	Relative Percent Difference
N/A	Not Available
LCS	Laboratory Control Sample
SRM	Standard Reference Material
MS	Matrix Spike
MSD	Matrix Spike Duplicate
ADE	Average Desorption Efficiency
MB	Method Blank
IRM	Internal Reference Material
CRM	Certified Reference Material
CCV	Continuing Calibration Verification
CVS	Calibration Verification Standard
LCSD	Laboratory Control Sample Duplicate

Sample Parameter Qualifier Definitions:

Qualifier	Description
J	Duplicate results and limits are expressed in terms of absolute difference.

Hold Time Exceedances:

All test results reported with this submission were conducted within ALS recommended hold times.

ALS recommended hold times may vary by province. They are assigned to meet known provincial and/or federal government requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by the US EPA, APHA Standard Methods, or Environment Canada (where available). For more information, please contact ALS.

The ALS Quality Control Report is provided to ALS clients upon request. ALS includes comprehensive QC checks with every analysis to ensure our high standards of quality are met. Each QC result has a known or expected target value, which is compared against pre-determined data quality objectives to provide confidence in the accuracy of associated test results.

Please note that this report may contain QC results from anonymous Sample Duplicates and Matrix Spikes that do not originate from this Work Order.

ALS Environmental

60 NORTHLAND ROAD, UNIT 1
WATERLOO, ON N2V 2B8
Phone: (519) 886-6910
Fax: (519) 886-9047
CANADA TOLL FREE: 1-800-668-9878

L2719351-COFC

C of C ... RVICES REQUEST FORM

C of C # XXXXX

PAGE __1__ OF __1_

Service Requested:		
Date Required:		Regular (default) X
		Priority (50% surcharge)
		Emergency (100% surcharge)

COMPANY NAME	Hutchinson Env.
Account # 20126	
PROJECT MANAGER	David Leeder
ADDRESS	1 - 5 Chancery Lane Bracebridge, Ontario P1L 2E3
705-706-5589	
JOB# ~~P20095~~ 22087	
QUOTATION #	PO#

CRITERIA: C...

CCME Environmental Quality Guidelines

Table__1___

TCLP _____ MISA _____

OTHER _____

REPORT DISTRIBUTION: ALL FINAL RESULTS WILL BE MAILED

EMAIL_X___ FAX_____

EMAIL1 david.leeder@environmentalsciences.ca

EMAIL2

SELECT: pdf____ digital_____ both__Y___

ANALYSIS REQUEST

INDICATE BOTTLES FIELD FILTERED/ PRESERVED (F/P)

SUBMISSION # L2719351

ENTERED BY:

DATE/TIME ENTERED:

BIN #

SAMPLING INFORMATION

Sample Date/Time		TYPE		MATRIX																
Date (yy/mm/dd)	Time (24 hr)	COMP	GRAB	WATER	SOIL	OTHER	SAMPLE DESCRIPTION TO APPEAR ON REPORT	NUMBER OF CONTAINERS	Acid extractable Fe and Al	Acid extractable Ca and Mg	pH									COMMENTS	LAB ID
28-Jun-22					X		TP22-01		x	x	x										
28-Jun-22					X		TP22-02		x	x	x										
28-Jun-22					X		TP22-03		x	x	x										

SPECIAL INSTRUCTIONS/COMMENTS

SAMPLE CONDITION

FROZEN

COLD

AMBIENT

MEAN TEMP 19.0

CONDITION ACCEPTABLE UPON RECEIPT (Y/N) ___

INIT

SAMPLED BY: David Leeder	DATE & TIME	RECEIVED BY: 06 30 22 9:30	DATE & TIME
RELINQUISHED BY: David Leeder	DATE & TIME 29 Jun. '22; 16:00	RECEIVED AT LAB BY:	DATE & TIME

NOTES AND CONDITIONS:

1. Quote number must be provided to ensure proper pricing.
2. TAT may vary dependent on complexity of analysis and lab workload at time of submission. Please contact the lab to confirm TATs.
3. Any known or suspected hazards relating to a sample must be noted on the chain of custody in comments section.

White - report copy YELLOW - File copy PINK - Customer Copy

MUNICIPALITY OF McDOUGALL			
INTERNAL CIRCULATION CHECKLIST			
TYPE OF APPLICATION	B47/2022 (McD)		
APPLICANT NAME	Skeba		
CIRCULATE TO	**INDICATE WITH X**	**COMMENTS YES OR NO**	**NAME**
CHIEF BUILDING OFFICIAL	x	No	
MANAGER OF PUBLIC WORKS	x	No	
FIRE CHIEF	x	Yes	P. Shoebottom
MUNICIPAL ENFORCEMENT	x	No	
CAO	x	No	
PLANNER	x	Yes	L. West
TREASURER	x	No	
OTHER - Environmental Services	x		
COMMENTS OR ATTACH REPORT			
P. Shoebottom; This lot creation will create issues with 911 numbering, the current numbering does not support new numbers between 49 and 50. The only solution that I see working is to change the numbers of the properties beyond 48 to support for the new lots, or using A/B/C.			
L. West: In addition to the 30m setback requirement, rezoning may include that the lands be subject to site plan control, to ensure septics are installed in accordance with the recommendations by Hutchison Env.			

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

MEMO

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

To:	**Lori West, Clerk/Planner**
From:	**Jamie Robinson, BES, MCIP, RPP and Patrick Townes, BA, BEd**
Date:	**July 21, 2022**
File:	**12182A**
Subject:	**Bill 109: *More Homes for Everyone Act*, 2022**

PURPOSE:

To provide a high level overview of Bill 109: *More Homes for Everyone Act*, 2022 that received Royal Assent on April 14, 2022. The overview focusses mainly on the amendments made to the *Planning Act* that apply to the Municipality of McDougall.

BILL 109 - PURPOSE AND OVERVIEW:

The purpose of Bill 109 is to implement components of the Ontario Housing Affordability Task Force's recommendations made through their Report released on February 8, 2022. As Bill 109 does not implement all of the Report's recommendations, the Province intends to implement the remaining recommendations over the next few years. The goal of Bill 109 and the Report is to increase the supply of housing to meet demand (1.5-million homes over the next 10 years).

Bill 109 amends five (5) Provincial Acts, through the following five schedules:

Schedule 1: *City of Toronto Act*
Schedule 2: *Development Charges Act*
Schedule 3: *New Home Construction Licensing Act*, 2017
Schedule 4: *Ontario New Home Warranties Plan Act*; and
Schedule 5: *Planning Act*.

The following provides a brief overview of the above amendments.

Schedule 1: *City of Toronto Act (Not applicable to Municipality of McDougall)*

Amendments to the City's Act incorporates the Schedule 5 Planning Act amendments discussed below.

Schedule 2: *Development Charges Act (Not Applicable to Municipality of McDougall as there is no Development Charges By-law)*

The amendments to Section 43 require a municipality's treasurer's report, regarding development charge by-laws and reserve funds, to be available to the public by the municipality either online or through prescribed means.

Schedule 3: *New Home Construction Licensing Act,* 2017

This legislation requires that a builder must be licensed under the Act if they propose to offer to construct a new home.

The amendments increase the regulations for builders to allow for the refusal of a license application where an applicant is in contravention of the Act or regulations. The amendment also improves complaint procedures, includes provisions for mediation and resolution, and allows a Registrar to undertake disciplinary actions. There are also provisions pertaining to administrative monetary penalties.

Schedule 4: *Ontario New Home Warranties Plan Act (ONHWP)*

This Act establishes warranties for home purchasers to ensure that the home is free from defects, fit for habitation and built in accordance with the Ontario Building Code. The ONHWP *Act* protects new home purchasers in three ways including: the mandatory registration of most new home builders and vendors; a warranty program for consumers, protecting against a range of defects; and a deposit protection mechanism in the event of builder failure.

The amendments allow for regulations to extend the warranty's expiration date under ss. 13(1) and includes establishing the extension conditions for missing or unfinished items. The Corporation that administers the legislation (Tarion), with Ministerial permission, will be allowed to create by-laws that address warranty expirations and establish conditions for extensions.

Schedule 5: *Planning Act*

The amendments to the *Planning Act* are described separately below but pertain generally to the following matters:

1. Application Fee Refunds
2. Site Plan Control
3. Subdivision Control
4. Appeal Rights where the Minister is the Approval Authority
5. Community Benefits Charges

In terms of the *Planning Act*, the goal of the Schedule 5 amendment is to expedite the supply of housing to local markets through improved government service delivery of development approvals. A high level overview of the amendments is found on the last page of this memorandum.

SCHEDULE 5: *PLANNING ACT* AMENDMENTS AND THE MUNICIPALITY OF MCDOUGALL

The Schedule 5 amendments will alter the timelines for the Municipality of McDougall approvals of land use applications, including amendments to the Official Plan and Zoning By-law, as well as Site Plan

applications. The amendment also introduces changes to Site Plan and Subdivision controls. The following details how these amendments will affect operational matters for the Municipality.

1. **Application Fee Refunds**

The most significant, or potentially significant, impact for Municipal staff will be in regards to application fee refunds. Bill 109 requires municipalities to gradually refund application fees if they fail to make a decision within legislative timelines on rezoning and site plan applications that have been deemed complete. The timeline to make decisions on land use applications, under the statutory deadlines of the *Planning Act*, is commences once the Municipality issues a letter confirming that a *Planning Act* application is complete. This includes applications for Zoning By-law Amendments (ZBA), a combined Official Plan Amendment (OPA) and ZBA, and now for a Site Plan Application (SPA).

Previously, site plan applications were not required to be "deemed" complete under the *Planning Act*, although several municipalities did follow an informal process and deemed applications as complete to assist with setting Development Charge rates.

If Council now fails to make a decision on applications upon issuance of the complete application notification, the Municipality will be required to refund application fees. To clarify, the Act requires municipalities, as of January 2023, to refund application fees if a decision has not been made by the deadlines set out in the *Planning Act*. The sliding scale of refunding fees where a municipality does not approve application within certain time frames from submission of complete application is summarized below:

<u>Zoning By-law Amendment Applications</u>

Under *Planning Act*, Section 34(11), a decision for a Zoning By-law Amendment application must be made within 90 days, or the following refunds will apply under the new Section 34(10.12.):

APPLICATION FEE REFUNDS: ZONING BY-LAW AMENDMENTS				
	Decisions made within:			
	90 days	91 & 149 Days	150 & 209 Days	210 Days or Later
Refund Amount	0%	50%	75%	100%

<u>Official Plan & Zoning By-law Amendment (Concurrent)</u>

Under *Planning Act*, Section 34(11.0.0.0.1), where a Zoning By-law Amendment application also requires an Official Plan Amendment, a decision must be made within 120 days, or the following refunds will apply under the new Section 34(10.12):

APPLICATION FEE REFUNDS: COMBINED OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS				
	Decisions made within:			
	120 days	121 & 179 Days	180 & 239 Days	240 Days or Later
Refund Amount	0%	50%	75%	100%

<u>Site Plan Applications</u>

Under the *Planning Act*, Section 41(12), a site plan or drawings must be approved within 60 days, or the following refunds apply under the new Section 41(11.1):

APPLICATION FEE REFUNDS: SITE PLAN APPLICATIONS				
	Decisions made within:			
	60 days	61 & 89 Days	90 & 119 Days	120 Days or Later
Refund Amount	0%	50%	75%	100%

The *Planning Act* retains the legislation of appeal rights and timelines for non-decisions by the Municipality. Where the Municipality fails to make a decision on these applications, an applicant retains the right to appeal.

2. **Site Plan Control**

The Schedule 5 amendment has introduced new sections for Site Plan Control. One change, through Section 41 (3.1), is that a Municipality's Council may, by by-law, require that site plan applicants consult with Municipal staff prior to submitting an application (i.e. pre-consultation). This, again, was not previously legislated but was undertaken by most municipalities. We recommend that the Municipality institute a mandatory pre-consultation process as it is an important component assisting applicants in making complete applications.

A second amendment, Section 41(3.6), that is similar to rules for OPA and ZBA applications, is a new requirement to notify applicants of a complete application.

> **Response re completeness of application**
> **41 (3.6)** Within 30 days after the applicant pays any fee under Section 69, the municipality shall notify the person or public body that the plans and drawings referred to in subsection (4) and the information and material required under subsections (3.3) and (3.4), if any, have been provided, or that they have not been provided, as the case may be.

A third amendment is the requirement for municipalities to delegate the authority to approve site plans from Council to a designated authorized person, as follows:

> **Site Plan Control Authorized person**
> **41(4.0.1)** A council that passes a by-law under subsection (2) shall appoint an officer, employee or agent of the municipality as an authorized person for the purposes of subsection (4).

Again, several municipalities have voluntarily delegated site plan approval to staff. This amendment requires delegation, which is usually to the Clerk or Deputy Clerk or Manager of Development Services. In the case of the Municipality of McDougall, it is recommended that this be delegated to the Clerk/Planner.

A fourth change is that the timeline to appeal a site plan application for a non-decision has been increased from 30 days to 60 days.

There is a transition period that the amendments will come into force on July 1, 2022. The new Section 41(15.2) reads that immediately before July 1, 2022, the old rules continue to apply with respect to plans and drawings that were submitted for approval under subsection (4) on or after the day subsection 7 (8) of Schedule 5 to the *More Homes for Everyone Act*, 2022 comes into force. Applications submitted for approval after July 1, 2022 will be subject to the new rules if the Municipality appoints staff to approve all site plan applications.

3. Subdivision Control

The *Planning Act* amendments under Section 51, Plan of Subdivision Approvals, have increased the Municipality's powers to extend Draft Plan Approval for Plans of Subdivision which have lapsed. A Municipality may also reinstate a Plan of Subdivision only once, if there is a purchase and sale agreement, and if the application has lapsed within the past five years. This means that the Municipality may (for a Plan of Subdivision applicant, who has not fulfilled all of the conditions of the subdivision agreement) reinstate the Plan where there is a purchase/sale agreement and where it is within the 5-year period of meeting conditions.

While the previous Section 51(33) permitted the Municipality to extend the approval, the legislation adds the phrase "even if the approval has been deemed not to have lapsed under ss. 33.1" These are the new subsections:

Extension

51(33) The approval authority may extend the approval for a time period specified by the approval authority, but no extension under this subsection is permissible if the approval lapses before the extension is given, even if the approval has been deemed not to have lapsed under subsection (33.1).

Deemed not to have lapsed

51(33.1) If an approval of a plan of subdivision lapses before an extension is given, the approval authority may deem the approval not to have lapsed unless,

(a) five or more years have passed since the approval lapsed;

(b) the approval has previously been deemed not to have lapsed under this subsection; or

(c) an agreement had been entered into for the sale of the land by a description in accordance with the draft approved plan of subdivision.

Same

51(33.2) Before an approval is deemed not to have lapsed under subsection (33.1), the owner of the land proposed to be subdivided shall provide the approval authority with an affidavit or sworn declaration certifying that no agreement had been entered into for the sale of any land by a description in accordance with the draft approved plan of subdivision.

Same, new time period

51(33.3) If an approval authority deems an approval not to have lapsed under subsection (33.1), the approval authority shall provide that the approval lapses at the expiration of the time period specified by the approval authority.

4. Appeal Rights where Minister is Approval Authority

The amendment to the *Planning Act*, grants new appeal rights with respect to an Official Plan Amendment where the Minister is the approval authority. An appeal of the Minister's decision may be made to the Ontario Land Tribunal (OLT) if the Official Plan Amendment is not:

a) an amendment that is referred by the Minister to the OLT for a recommendation; and is not
b) a revision that is adopted in accordance with *Planning Act*, Section 26.

This is a significant change as it opens up appeals to Minister decisions that were otherwise not appealable.

5. Other *Planning Act* Amendments

There are other amendments that are important to note, that affect single-tier municipalities, such as the Municipality of McDougall. These include the following:

- Where the Minister is the approval authority for a new Official Plan or Official Plan Amendment, the Minister may, under new Subsections 17(55)-(63), refer all or part of that plan to the OLT for a recommendation or decision as to whether the Official Plan, or part of the Plan, should be approved, approved with modifications or refused.
- A new Section 64 wherein the Minister can request municipal reporting on planning matters (e.g. development approvals' performance metrics).
- Five year reviews of Community Benefit Charges By-laws, and parkland contributions in transit-oriented communities, e.g. maximum parkland - 10% of lands or the value of the lands if greater than five hectares, or 15% of the lands or value of the lands if less than five hectares in area. The Municipality of McDougall does not have a Community Benefit Charges By-law.
- A new Section 7.3.1(1) regarding surety bonds, wherein the Minister may prescribe and define them, and regulations pertaining to landowners and applicants stipulating the type of surety bonds and other prescribed instruments which may be used to secure municipal requirements as part of the approvals process.

Required Actions by the Municipality

The Municipality of McDougall must ensure that the following is available or undertaken:

1. Complete Application template letters for:

    a. Zoning By-law Amendment applications;
    b. Concurrent Official Plan / Zoning By-law Amendment applications (or just Official Plan Amendments); and
    c. Site Plan applications.

2. Establish operational timelines and application review timelines for approving ZBAs, OPA/ZBAs and Site Plans to ensure adherence to statutory timelines and updates to communications and on-line information. Due to the expanded 'complete application' requirements and timing requirements, more rigorous pre-consultation and complete application requirements are required. This could include the submission of details plans at the pre-consultation stage.

3. Establish a financial system for application fee refunds;

4. Council to pass by-law to appoint an "officer, employee or agent" of the Municipality as an authorized person to approve Site Plans, if the Municipality has an established Site Plan Control Area in the Official Plan. The Clerk/Planner is a likely candidate. (Applicable only if staff do not already have approval authority);

5. Track expiration timelines for all Draft Plans of Subdivision and report on the granting of extensions.

Attachment 1 includes a brief summary of Bill 109 and the changes to Schedule 5 in the *Planning Act*.

ATTACHMENT 1: BILL 109 provides the following brief highlights of *Planning Act* Schedule 5:

SCHEDULE 5
PLANNING ACT

The Schedule makes various amendments to the *Planning Act*. Here are some highlights:

1. New Subsections 17 (40.1) to (40.1.3) provide rules respecting when the Minister as an approval authority can provide notice to suspend the period of time after which there may be appeals of the failure to make a decision in respect of a plan.

2. New Subsections 17 (55) to (64) provide a process for the Minister as an approval authority to refer plans to the Ontario Land Tribunal for a recommendation or a decision.

3. New Subsection 34 (10.12) provides rules respecting when municipalities are required to refund fees in respect of applications under that section.

4. An additional type of Minister's order is added to the Act in Section 34.1. These orders are made by the Minister at the request of a municipality. This section sets out the process and rules respecting such orders.

5. New Subsections 37 (54) to (59) require regular reviews of Community Benefits Charge By-Laws and provide rules respecting such reviews.

6. A number of amendments are made to Section 41. A number of Subsections are added that set out the rules respecting consultations with municipalities before plans and drawings are submitted for approval and respecting completeness of applications made under this section. New Subsection (4.0.1) provides for the appointment of an authorized person for the purposes of Subsection (4). New Subsection (11.1) provides for rules respecting when municipalities are required to refund fees.

7. Amendments are made to Sections 42 and 51.1 with respect to parkland requirements on land designated as transit-oriented community land under the Transit-Oriented Communities Act, 2020.

8. New rules are added to Section 51 with respect to extensions of approvals by approval authorities.

9. New Section 70.3.1 provides the Minister with authority to make certain regulations respecting surety bonds and other instruments in connection with approvals with respect to land use planning

From: [redacted]
To: Lori West
Subject: Community Support
Date: Tuesday, August 30, 2022 9:16:52 AM

Dear McDougall Town Council c/o Lori,

I am writing this email to request a one time Council support for the resurfacing of a "private road" called Rambling Road that is in the community of McDougall at Boy Lake. We six cottagers find ourselves with a one kilometer road that is in great need of some regrading and approximately five loads of gravel. I do understand that it is the responsibility of the cottagers to maintain the road but I find myself asking "Can we get any help from the municipality"? We pay taxes to McDougall. We do not receive garbage collection, winter snow removal or any other normal support for our taxes so I don't think it is unreasonable to ask for some support with this request.

Respectfully,

Randy Osatchuk
3 Rambling Road
McDougall Ontario

[redacted]

REPORT TO COUNCIL

Report No.:	ENV-8-2022
Council Date:	Sept 7, 2022
From:	Steve Goman
Subject:	Environmental Services Report

Background:

Landfill Leachate:
The treatment plant has been functioning as designed. We did report to the MECP an exceedance for Phenols for the month of June and are back within the limits for July. This was due to seasonal variance in Leachate strength and volume. The process is biological and takes time to adjust to any changes in the influent stream. Our staff continue to monitor and adjust the process to optimize the plant operations. We are anticipating higher flows for the fall and are adjusting the process to accommodate this.

Nobel Water:
We have had several new connections to the system this year and anticipate more as the lots on Nobel road are developed. Water quality has been within compliance as per normal and we continue to monitor and make adjustments to the system as needed.

Crawford Septic
Tatham Engineering has completed a site survey and is currently reviewing the data from several soil test pits. This will be used towards creating a more complete concept for the renewal of the Septic Bed.

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.:	CFO-22-08
Council Date:	September 7, 2022
From:	Sheri Brisbane, Chief Financial Officer
Subject:	Section 357 Applications for 2022

Background:

Two separate applications made under Section 357 of the Municipal Act, 2001 were processed to date in 2022. One application relates to a building on the property being demolished whereas the other relates to a building razed by fire. MPAC has provided a response in each case acknowledging the removal of the building. Both buildings are in the process of being replaced which will result in supplemental taxes either later in 2022 or sometime in 2023.

Financial Implications:

Taxes related to the effective period for each application are shown below:

Roll Number	Applicant	Reason	Tax Year(s) Impacted	Municipal Taxation	Total including Education Taxes
4931 010 012 17150	Angela Gilbert	Section 357 (razed by fire)	2022	853.78	1,074.56
4931 020 001 03015	Tracy Andrews	Section 357 (demolition)	2021	304.30	385.77
			2022	999.96	1,258.53

Recommendation:

That council approve by-law 2022-50 Being a by-law to write off taxes on properties in the Municipality of McDougall.

Council Resolution

Moved By B. Ostrander

Seconded By R. Sanderson

Agenda Item 10.

Resolution Number 2022-08-18- 567

Council Date: August 18, 2022

"**That** Council adopt all recommendations from the six Standing Committees, as contained within the Committee Minutes (meetings held August 2, 3 & 4, 2022), ~~with the exception of the following items (referenced from the Standing Committee Minutes),~~ that will be held for discussion:

Committee Name	Item #	Description	Held By

;

And Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote Requested by _____
Councillor's Name

Carried _____
Warden's Signature

Deferred _____
Warden's Signature

Defeated _____
Warden's Signature

Northumberland County

Social Services Committee Resolution

Committee Meeting Date: August 3, 2022

Agenda Item: 8a

Resolution Number: 2022-08-03 543

Moved by: B. Sanderson

Seconded by: R. Crate

Council Meeting Date: August 18, 2022

"**That** the Social Services Committee, having considered the correspondence from the Township of Perry regarding 'Private Members Bill C-233 Keira's Law', and

Further That the Committee recommend that County Council support the resolution, and direct staff to advise the Northumberland-Peterborough South MP and MPP, the Township of Perry, and all Ontario municipalities."

Carried _____
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature

Township of Perry

PO Box 70, 1695 Emsdale Road, Emsdale, ON P0A 1J0

PHONE: (705)636-5941
FAX: (705)636-5759
www.townshipofperry.ca

July 12th, 2022

Via Email
justin.trudeau@parl.gc.ca
karina.gould@parl.gc.ca

The Right Honourable Justin Trudeau, P.C., M.P.
Prime Minister of Canada
80 Wellington Street
Ottawa, ON L1A 0A2

The Honourable Karina Gould, P.C., M.P.
Minister of Families, Children and Social Development
House of Commons
Ottawa, ON K1A 0A6

Dear Prime Minister Trudeau and Minister Gould,

RE: Township of Perry – Support Town of Aurora Council Resolution "Private Member's Bill C-233 "Keira's Law"'

Please be advised that at their last regular meeting of Council on Wednesday July 6th, 2022, the Council of the Corporation of the Township of Perry supported the following resolution:

"Resolution #2022-286
Moved By: Margaret Ann MacPhail
Seconded By: Joe Lumley

Be it resolved that *the Council of the Corporation of the Township of Perry hereby supports the Town of Aurora's Resolution, Motion 10.1, dated May 24, 2022 re: Private Member's Bill C-233 "Keira's Law";*

And further that *Council directs staff to provide a copy of this resolution of support to the Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Karina Gould, MP, Minister of Families, Children, and Social Development; The Honourable Candice Bergen, Interim Leader of the*

…2

Conservative Party of Canada; Yves-Francois Blanchet, MP, Leader of the Bloc Quebecois; Jagmeet Singh, MP, Leader of the New Democratic Party; MP Tony Van Bynen; MP Leah Taylor Roy; MP Scott Aitchison; Town Clerk Michael de Rond, Town of Aurora, and all Ontario municipalities.

Carried."

Your attention to this matter is greatly appreciated.

Sincerely,

Beth Morton
Clerk-Administrator

cc: Candice Bergen, Interim Leader of the Conservative Party of Canada
Yves-Francois Blanchet, Leader of the Bloc Quebecois
Jagmeet Singh, Leader of the New Democratic Party
MP Tony Van Bynen
MP Leah Taylor Roy
MP Scott Aitchison
Michael de Rond, Clerk, Town of Aurora
All Ontario Municipalities

BM/ec

Legislative Services
Michael de Rond
905-726-4771
clerks@aurora.ca

Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

May 31, 2022

Delivered by email
justin.trudeau@parl.gc.ca
karina.gould@parl.gc.ca

The Right Honourable Justin Trudeau, P.C., M.P.
Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Karina Gould, P.C., M.P.
Minister of Families, Children and Social Development
House of Commons
Ottawa, ON K1A 0A6

Dear Prime Minister Trudeau and Minister Gould:

Re: Town of Aurora Council Resolution of May 24, 2022
Motion 10.1 - Councillor Humfryes; Re: Private Member's Bill C-233 "Keira's Law"

Please be advised that this matter was considered by Council at its meeting held on May 24, 2022, and in this regard, Council adopted the following resolution:

> **Whereas violence against women is a Canadian public health crisis that demands urgent action; and**
>
> **Whereas one in four women experience domestic violence in their lifetime. One woman or girl is killed every other day, on average, somewhere in our country; and**
>
> **Whereas the most dangerous time for a victim of abuse is when she separates from her partner. According to research from the U.S. Centre for Disease Control and Prevention, when there is a history of coercive control, violence and a recent separation, a woman's risk of domestic homicide goes up 900 times; and**
>
> **Whereas the current Canadian court system is not equipped to protect women. According to the National Judicial Institute, there is no mandatory education for Judges on domestic violence. Judges need education on what constitutes domestic violence or coercive control. A formal education program would ensure**

another line of defense for victims, as well as preventing violence and abuse before it happens; and

Whereas the COVID-19 pandemic has only exacerbated the domestic violence crisis. Women's shelters and crisis centres have reported a marked increase in requests for services this year. The concerns for children are significant. According to recent research from The Children's Hospital of Eastern Ontario, doctors have seen more than double the number of babies with serious injuries as this time last year. These include head injuries, broken bones or in some cases death. Institutions across the country are reporting a similar trend; and

Whereas, according to Article 19 of the UN Convention on the Rights of the Child, children must be protected from "all forms of physical or mental violence, injury or abuse, neglect or negligent treatment, maltreatment or exploitation, including sexual abuse, while in the care of parent(s), legal guardian(s) or any other person who has care of the child." Our current family justice system often fails our children in this regard; and

Whereas, in worst case scenarios, children are killed by a violent parent. As reported by the Canadian Domestic Homicide Prevention Initiative, recent separation and domestic violence are the two biggest risk factors for domestic violence related child homicides; and

Whereas custody disputes are an additional risk factor. Each year in Canada, about 30 children are killed by a parent. Mothers are responsible about 40 per cent of the time, often due to postpartum depression or mental illness. In the 60 per cent of cases where fathers are the murderers, anger, jealousy or post-separation retaliatory revenge are the usual motivations; and

Whereas Keira's Law is named after four-year-old Keira Kagan, who was killed while in the custody of her father, in 2020; and

Whereas many cases of domestic violence are inappropriately labelled as "high conflict" in the family court system. According to research by Rachel Birnbaum, a Social Work Professor at the University of Western Ontario who specializes in child custody, approximately one third of cases called "high conflict" by the court had substantiated evidence of valid concerns about domestic violence. These cases must be recognized and treated differently by judges; and

Whereas voting in favour of "Keira's Law", contained in Private Member's Bill C-233, will not only protect victims of violence and children, it will save lives by

amending the *Judges Act* to establish seminars for judges on intimate partner violence and coercive control;

1. **Now Therefore Be It Hereby Resolved That Aurora Town Council calls upon the House of Commons to support Member of Parliament Anju Dhillon's Private Member's Bill C-233, that will raise the level of education on domestic violence and coercive control for federally appointed Judges; and**
2. **Be It Further Resolved That a copy of this resolution be sent to: The Right Honourable Justin Trudeau, Prime Minister of Canada; The Honourable Karina Gould, MP, Minister of Families, Children and Social Development; The Honourable Candice Bergen, Interim Leader of the Conservative Party of Canada; Yves-Francois Blanchet, MP, Leader of the Bloc Quebecois; Jagmeet Singh, MP, Leader of the New Democratic Party; MP Tony Van Bynen; and MP Leah Taylor Roy; and**
3. **Be It Further Resolved That a copy of this resolution be circulated to all Ontario municipalities and the Federation of Canadian Municipalities (FCM).**

The above is for your consideration and any attention deemed necessary.

Yours sincerely,

Michael de Rond
Town Clerk
The Corporation of the Town of Aurora

MdR/lb

Copy: Hon. Candice Bergen, M.P., Interim Leader of the Conservative Party of Canada
Yves-François Blanchet, M.P., Leader of the Bloc Québécois
Jagmeet Singh, M.P., Leader of the New Democratic Party of Canada
Tony Van Bynen, M.P. Newmarket—Aurora
Leah Taylor Roy, M.P. Aurora—Oak Ridges—Richmond Hill
Federation of Canadian Municipalities (FCM)
All Ontario municipalities

NEWS RELEASE

For immediate release: *Thursday, August 25, 2022*

International Overdose Awareness Day is August 31

NORTH BAY, ON – On August 31, 2022, community partners in the Nipissing and Parry Sound districts remember those who have lost their lives to an overdose or experienced a permanent injury related to drug use during International Overdose Awareness Day (IOAD).

Overdoses are one of the world's worst public health crises. IOAD aims to raise awareness about overdoses in our community and teach the public that an overdose is preventable through the facilitation of discussion and action, using evidence-based approaches and drug policy to help reduce overdoses. The day aims to:

- Provide an opportunity for people to publicly mourn in a safe space
- Inform communities about the issue of fatal and non-fatal overdoses
- Provide supportive messages to those with lived and living experience that they are valued.

The North Bay Parry Sound District Health Unit's (Health Unit) region has experienced a significant increase in opioid-related deaths over the past three years. In 2019, the Health Unit's region reported 19 opioid-related deaths. This number grew to 50 opioid-related deaths in 2020, and 47 opioid-related deaths in 2021. In the first quarter of 2022, there have been 13 confirmed and probable opioid-related deaths in our Health Unit region.

"International Overdose Awareness Day is important as it brings light to what is often an ignored and or forgotten issue. Celebrating this day is a powerful way to stand together to remember people who have lost their lives to overdose and support their surviving loved ones," explains Lynn Perreault, Program Manager at West Nipissing General Hospital's Alliance Centre.

In memory of those who have lost their lives to an overdose or experienced a permanent injury related to drug use memorial plaques will be placed in West Nipissing, off King Street, and Parry Sound, at the Mary St. Centre. A banner to recognize IOAD has been hung outside the parking garage at the Northgate Mall in North Bay.

As drug use becomes more talked about, additional awareness, public education and support services can help reduce stigma and increase awareness and access to naloxone and harm reduction services.

"Harm reduction meets people where they are at, providing supports and services that help the individual use safer and reach their goals. A harm reduction approach empowers people by allowing them to make their own choices, through education of issues at hand in their lives, there is the potential to have dignity restored," explains Glenn Petersen, Hepatitis C Outreach Worker at the AIDS Committee of North Bay & Area.

To learn more about the online and in person week of events – August 29 to September 2 – visit www.myhealthunit.ca/IOAD.

-30-

The 2022 International Overdose Awareness Day events and activities are hosted and sponsored by the following agencies:

- AIDS Committee of North Bay & Area
- Canadian Mental Health Association – Muskoka-Parry Sound
- Canadian Mental Health Association – North Bay & District
- Canadian Tire North Bay
- City of North Bay
- Community Counselling Centre of Nipissing
- Community Drug Strategy of North Bay & Area
- Don's Butcher
- IDA – Mattawa Pharmacy
- Chez Jean-Marc Bakery
- Lady of Sorrows Knights of Columbus Council 11584 Sturgeon Falls
- Mary St. Centre
- Municipality of West Nipissing
- North Bay Indigenous Friendship Centre
- North Bay Parry Sound District Health Unit
- Nurture North MAR Clinic
- Ontario Addiction Treatment Centres (OATC)
- Parry Sound Drug Strategy
- Parry Sound Friendship Centre
- Pharmacie Aubin Pharmacy
- Pharmasave Marshall Park Pharmacy
- Stop & Shop – Precision Sharpening
- The Flower Shoppe
- West Nipissing Community Health Centre
- West Nipissing General Hospital – Alliance Centre
- West Parry Sound Health Centre

Media Inquiries

Katharine O'Connell
Community Health Promoter
North Bay Parry Sound District Health Unit
Tel: 705-474-1400 ext. 5322
Email: harm.reduction@healthunit.ca

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

BY-LAW NO. 2022-49

Being a By-law to declare to be surplus, stop up, close and sell:

Part of the Original Shore Road Allowance laid out along the shore of Portage Lake in front of Lot 26 and Lot 27 in Concession 8, in the geographic Township of McDougall, now in the Municipality of McDougall, in the District of Parry Sound, designated as Parts 1, 3, 27, 31 and 33 on 42R21786(GAER2/PHILLIPS/PHILLIPS/MURRAY)

WHEREAS pursuant to Sections 8, 9, 11 and 35 of the Municipal Act, 2001 S.O. 2001, Chapter 25, (the "Act") The Corporation of the Municipality of McDougall is empowered to stop up and close any part of a highway over which it has jurisdiction;

AND WHEREAS pursuant to Sections 8, 9 and 11 of the said Municipal Act, 2001, ante, The Corporation of the Municipality of McDougall is empowered to sell any part of a highway that is legally stopped up and closed;

AND WHEREAS the Clerk of The Corporation of the Municipality of McDougall, did cause a Notice in the prescribed form of the proposed by-law to declare to be surplus, stop up and authorize the sale of that highway part described in this by-law ("the highway") to be published for four consecutive weeks in the "North Star", a newspaper of local circulation, and to be posted on the bulletin board in the municipal offices and on the municipal web site;

AND WHEREAS the permanent closing of the highway will not result in any person being deprived of his, her or its sole means of motor vehicle access to and from the person's land over any highway;

AND WHEREAS Council has determined that the highway proposed to be closed is surplus to the needs of the Municipality and deems it expedient to sell the highway as closed to the abutting owner or owners;

NOW THEREFORE BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL AS FOLLOWS:

1. This Council does hereby permanently stop up and close:

   Part of the Original Shore Road Allowance laid out along the shore of Portage Lake in front of Lots 26 and 27 in Concession 8, in the geographic Township of McDougall, now in the Municipality of McDougall, in the District of Parry Sound, designated as Parts 1, 3, 27, 31 and 33 on 42R21786.

2. This Council does hereby declare that the land comprised of the closed highway is surplus to the needs of the Municipality.

3. This Council does hereby authorize the sale of Part 1 on 42R21786 for the sum of $4,400 subject to any easements that may be required by Bell Canada or Hydro One as Council in its discretion may determine, provided that any portion of the closed highway that is covered by water shall be retained by the Municipality.

4. This Council does hereby authorize the sale of Part 3 on 42R21786 for the sum of $6,750 subject to any easements that may be required by Bell Canada or Hydro One as Council in its discretion may determine, provided that any portion of the closed highway that is covered by water shall be retained by the Municipality.

5. This Council does hereby authorize the sale of Parts 27, 31 and 33 on 42R21786 for the sum of $13,275 subject to any easements that may be required by Bell Canada or Hydro One as Council in its discretion may determine, provided that any portion of the closed highway that is covered by water shall be retained by the Municipality.

6. The Mayor and Clerk are hereby authorized to execute all documents in connection with the closing of the highway and the subsequent transfer of title.

7. There shall be attached to this By-law as Schedule “A” an Affidavit of the Clerk to affirm that to the best of her knowledge and belief the requirements of the Act and municipal by-laws that apply to the stopping up and closing of highways and the giving of public notice thereof and of the Act and municipal by-laws that apply to the sale of municipal land and the giving of public notice thereof have been complied with.

8. Schedule “A” referred to above shall form part of this By-Law.

9. This By-law shall come into effect upon final passing.

READ a **FIRST** and **SECOND** time this 21 day of September, 2022.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

_____ _____

Mayor *Clerk*

READ a **THIRD** time, **PASSED, SIGNED** and **SEALED** this 21 day of September, 2022.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

_____ _____

Mayor *Clerk*

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

BY-LAW NO. 2022-49

SCHEDULE "A"

PROVINCE OF ONTARIO) IN THE MATTER OF the stopping up,
) closing and selling of that part of the
DISTRICT OF PARRY SOUND) Original Shore Road Allowance laid out
) along the shore of Portage Lake in front of
MUNICIPALITY OF MCDOUGALL) Lots 26 and 27 in Concession 8, in the
) geographic Township of McDougall,
) now in the Municipality of McDougall,
) in the District of Parry Sound,
) designated as Parts 1, 3, 27, 31 and 33 on Plan
) 42R-21786. .

TO WIT:

A F F I D A V I T

I, Lori West, of the Municipality of McDougall, in the District of Parry Sound, make oath and say as follows:

1. I am the Clerk of the Municipality of McDougall, and as such have knowledge of the facts herein deposed to.

2. Pursuant to a municipal by-law that prescribes methods and procedures for giving public notice, duly passed by the Council of the Corporation of the Municipality of McDougall pursuant to the provisions of the *Municipal Act*, I did cause there to be published in the "North Star", a newspaper of local circulation and posted on the bulletin board in the municipal office and on the municipal web site, a Notice in the prescribed form of the proposed by-law to stop up, close and authorize the sale of:

   Part of the Original Shore Road Allowance laid out along the shore of Portage Lake in front of Lots 26 and 27 in Concession 8, in the geographic Township of McDougall, now in the Municipality of McDougall, in the District of Parry Sound, designated as Parts 1, 3, 27, 31 and 33 on 42R21786;

   more particularly described in the attached Exhibit "A".

3. Attached to this Affidavit, as Exhibit "A" is a copy of the actual Notice as it appeared in the *"North Star"*, and as it was posted on the bulletin board in the municipal office and on the municipal web site.

4. The first publication in the North Star was on the 11th day of August, 2022, and it continued thereafter for four consecutive weeks, the last publication being on the 1st day of September, 2022**.** The posting on the bulletin board in the municipal offices and on the municipal web site took place on the 11th day of August, 2022, and such Notices remained on the said sites for at least one calendar month prior to passage of By-law No. 2022-49 of the Corporation of the Municipality of McDougall.

5. Notice of the proposed road closing was sent to Bell Canada, Hydro One Networks Inc. and the Department of Public Works, and none of them has raised any objection or given any notice of any objection they have to the road closing.

6. The proposed By-law came before the Municipal Council for consideration at its regular meeting September 21, 2022**,** and at that time, Council considered all objections, if any, received regarding passage of the By-Law and it heard all persons in attendance before it claiming that he or she or it or his or her or its land would be prejudicially affected by the By-law and who applied to be heard.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

BY-LAW NO. 2022-49

SCHEDULE "A"
Page 2

7. At a properly constituted meeting held on September 21, 2022, Council read and Passed By-Law No. 2022-49 in open Council.

8. To the best of my knowledge and belief the requirements of the *Municipal Act* and of a municipal by-law passed under the said *Act,* which apply to the stopping up, closing and sale of highways and the giving of public notice thereof have been complied with.

SWORN before me at the Municipality of McDougall, in the District of Parry Sound, this day of September, 2022.

Lori West
Clerk

A Commissioner for Taking Oaths, etc.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

BY-LAW NO. 2022-49

EXHIBIT "A"

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

PUBLIC NOTICE

TAKE NOTICE that the Council for the Corporation of the Municipality of McDougall proposes to enact a by-law to declare to be surplus and to stop up, close and sell part of an Original Shore Road Allowance set out and described as follows:

Part of the Original Shore Road Allowance laid out along the shore of Portage Lake in front of Part Lot 27, in Concession 8, and Part Lot 26, in Concession 8, in the geographic Township of McDougall, now in the Municipality of McDougall, in the District of Parry Sound, designated as Parts 1, 3, 27, 31 and 33 on 42R-21786 received and deposited January 13, 2022 in the Land Registry Office for the Land Titles Division of Parry Sound.

The proposed By-Law will come before the said Council for consideration at its regular meeting to be held at the Municipal Office, in the Municipality of McDougall at 5 Barager Boulevard, McDougall, Ontario, P2A 2W9, on the 21st day of September, 2022 at the hour of 7:00 o'clock in the evening, and at that time, the Council will consider the comments, submitted in writing, of any person or by his, her or its Counsel, solicitor, or agent regarding any person who claims that his, her or its land will be prejudicially affected.

Written comments must be submitted to the person named below at the address indicated below by the 14th day of September, 2022 at 4:30 o'clock in the afternoon.

Dated at the Municipality of McDougall this 29th day of July, 2022.

Lori West, Clerk
Municipality of McDougall
5 Barager Blvd
McDougall, Ontario
P2A 2W9
lwest@mcdougall.ca

THIS IS EXHIBIT "A" MENTIONED AND REFERRED TO IN THE AFFIDAVIT OF LORI WEST, SWORN BEFORE ME THIS DAY OF SEPTEMBER, 2022.

_____
A Commissioner for Taking Oaths, etc.

THE CORPORATION OF THE
MUNICIPALITY OF MCDOUGALL
BY-LAW NO. 2022-50

Being a By-law to write off taxes on properties in the Municipality of McDougall

WHEREAS, Section, 357 and 358 of the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, authorizes the Council of a municipality to cancel, reduce or refund taxes;

AND WHEREAS, it has been recommended by the Treasurer of The Corporation of the Municipality of McDougall that because of a reduction in assessment, a reduction should be made in the taxes (municipal and education) levied against the property(s).

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL HEREBY ENACTS AS FOLLOWS:

1. THAT as per the recommendation of the Treasurer of The Corporation of the Municipality of McDougall regarding the write off of taxes on property(s), Council does hereby authorize and direct the Treasurer to execute the required documentation to complete the property tax write offs as follows:

Roll Number	Name	Reason	Tax Year(s) Impacted	Total including Education Taxes
4931 010 012 17150	Oubraham, Mohamed & Gilbert, Angela	Section 357 (razed by fire)	2022	1,074.56
4931 020 001 03015	Andrews, Tracey & Andrews, Peter	Section 357 (demolition)	2021 2022	385.77 1,258.53

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