

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

TO BE HELD WEDNESDAY, OCTOBER 5, 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 September 21, 2022 be adopted as circulated. **Rsl.**

5. DEPUTATIONS

Matters Arising.

6. PLANNING/BUILDING

- i) John Jackson, Parry Sound Area Planning Board. **Rsl.**
Re: B44/2022 (McD) Duggan, Part Lot 13 & 14, Concession A, McDougall, Oakridge Road.
- ii) John Jackson, Parry Sound Area Planning Board. **(attachment)**
Re: B47/2022 (McD) Skeba, Part Lots 2 & 3, Concession 8, McDougall, Lorimer Lake. – Revised Application
 - a. Report prepared by Jamie Robinson & Patrick Townes, MHBC.
Re: Skeba Consent Application – Planning Report.
 - b. Dave Lucas – written objection.
 - c. Gary Monaghan, President of the Lorimer Lake Association – written objection.

Matters Arising.

7. BY-LAW ENFORCEMENT

Matters Arising.

8. FIRE PROTECTION

Matters Arising.

9. EMERGENCY MANAGEMENT

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
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AGENDA

Matters Arising.

10. RECREATION

Matters Arising.

11. PUBLIC WORKS

Matters Arising.

12. ENVIRONMENT

- i) Waste Management.

Matters Arising.

13. FINANCE

- i) Accounts Payable. **Rsl.**

Matters Arising.

14. ADMINISTRATION

- i) Report of the Director of Corporate Services/Clerk C-2022-13.
(attachment)
Re: Application to Use the Municipal Concession Road Allowance
between Concession 7, Part Lot 20 and 21 (Mulligan).
- ii) 2023 Committee/Council Schedule. **Rsl**
- iii) Association of Municipalities Ontario (AMO). **(attachment)**
Re: Railways and Drainage Act Survey.

Matters Arising.

15. REQUESTS FOR SUPPORT

- i) Town of Parry Sound. **Rsl.**
Re: Completion of Four-Laning of Highway 69/400.

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
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AGENDA

- ii) Municipality of Brighton. **(attachment)**
Re: Streamlining Governing Legislation for Physicians in Ontario.
- iii) East Ferris. **(attachment)**
Re: Remember Adam.
- iv) Town of Parry Sound. **(attachment)**.
Re: Reconsideration Request of Building Plans & Budget for Parry Sound Mega School.

Matters Arising.

16. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

17. COMMITTEE REPORTS

Matters Arising.

18. REPORT OF THE CAO

19. GENERAL ITEMS AND NEW BUSINESS

20. BY-LAWS

21. CLOSED SESSION

22. RATIFICATION OF MATTERS FROM CLOSED SESSION

23. CONFIRMATION BY-LAW

- i) By-Law No. 2022-53.
Re: To confirm the proceedings of the Committee/Council meeting held on October 5, 2022.

24. ADJOURNMENT

THAT the minutes of the Committee/Council Meeting held on September 21, 2022 be adopted as circulated.

THAT the Council for the Corporation of the Municipality of McDougall has no objections to the approval of Consent No. B44/2022 (McD), applied for by Stacey Collins, Richard Duggan on Part of Lots 13 & 14, Concession A in the Geographic Township of McDougall, now the Municipality of McDougall, subject to the following conditions:

1. Rezoning the subject lands to:
 - a. place a Holding Symbol on the subject lands to require the completion of a noise and vibration study to the satisfaction of the Municipality; and
 - b. require a Site Plan Agreement for each lot prior to development, in order to implement the recommendations of the noise and vibration study.
2. That the applicant pays the required cash in lieu of parkland as required in the Municipality of McDougall fee By-Law.
3. Acquire adequate 911 addressing;.
4. Payment of all applicable planning fees.

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

THAT Council for the Corporation of the Municipality of McDougall approves the attached 2023 Committee/Council Schedule.

THAT the Council for the Corporation of the Municipality of McDougall supports the attached resolution of the Town of Parry Sound, regarding Completion of Four-Laning of Highway 69/400, and

FURTHER this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, Graydon Smith, MPP for Parry Sound – Muskoka, and Caroline Mulroney, Minister of Transportation.

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, SEPTEMBER 21, 2022 AT 7:00 P.M.

MINUTES

Present:

Mayor	D. Robinson (Chairperson)
Councillor	L. Gregory
Councillor	L. Malott
Councillor	J. Ryman

Regrets:

Councillor	J. Constable
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Staff Present

Clerk/Director of Corporate Services	L. West
CAO/Director of Operations	T. Hunt
Chief Building Official	K. Dixon
Fire Chief	P. Shoebottom

1. CALL TO ORDER

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

2. DECLARATIONS OF INTEREST

Nil

3. PRIORITIZATION OF AGENDA

Nil

Mayor Robinson expressed thanks to Councillor Gregory for her 8 years of dedication to the Municipality and wished her well in her retirement from Council.

4. ADOPTION OF MINUTES

Resolution No. 2022-93

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

Gregory/Malott

“Carried”

5. DEPUTATIONS

Nil

Matters Arising.

Nil

6. PLANNING/BUILDING

i) John Jackson, Parry Sound Area Planning Board.

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

HELD WEDNESDAY, SEPTEMBER 21, 2022 AT 7:00 P.M.

MINUTES

Re: B40/2022 (McD) Kong, Part Lots 9 & 10, Concession 9, McDougall, Trout Lake.

Resolution No. 2022-94

Malott/Gregory

THAT the Council for the Corporation of the Municipality of McDougall has no objections to the approval of Consent No. B40/2022 (McD), applied for by Alwin Kong on Part of Lots 9 & 10, Concession 9 in the Geographic Township of McDougall, now the Municipality of McDougall, 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 lands be subject to site plan control.
3. 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.
4. That the applicant pays the required cash in lieu of parkland as required in the Municipality of McDougall fee By-Law.
5. Obtaining a new 911 address for the retained lands.
6. Payment of all applicable planning fees.

“Carried”

ii) John Jackson, Parry Sound Area Planning Board.

Re: B46/2022 (McD) Mallory, Part Lot 18, Concession 3, McDougall, Mill Lake.

Staff Comments

John Jackson joined the meeting virtually and gave an overview of this Application.

Resolution No. 2022-95

Gregory/Ryman

THAT the Council for the Corporation of the Municipality of McDougall has no objections to the approval of Consent No. B46/2022 (McD), applied for by Steve Mallory in Trust on Part of Lot 18, Concession 3 in the Geographic Township of McDougall, now the Municipality of McDougall, subject to the following conditions:

1. That the Parry Sound Area Planning Board confirm that the respective lot additions merge in title with the benefitting lands; and
2. Payment of any applicable planning fees.

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
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HELD WEDNESDAY, SEPTEMBER 21, 2022 AT 7:00 P.M.

MINUTES

“Carried”

- iii) John Jackson, Parry Sound Area Planning Board.
Re: B44/2022 (McD) Duggan, Part Lot 13 & 14, Concession A,
McDougall, Oakridge Road.
Staff Comments
John Jackson gave an overview of this application. Staff is to proceed with
the application noting staff comments.

Matters Arising.

Nil

7. BY-LAW ENFORCEMENT

Nil

Matters Arising.

Nil

8. FIRE PROTECTION

Nil

Matters Arising.

Chief Shoebottom noted that the Fire Department has completed the Tanker Accreditation successfully. A report will be brought forward to the next meeting.

9. EMERGENCY MANAGEMENT

Nil

Matters Arising.

Chief Shoebottom noted an emergency exercise is scheduled for November 23rd.

10. RECREATION

- i) Steve Foley.
Re: George Hunt Boat Launch.
The CAO gave an overview of this request.
Mayor Robinson passed the chair to Councillor Gregory at 7:14 p.m. and expressed his thoughts and concerns.
Mayor Robinson resumed the chair at 7:16 p.m.
Council requested staff to make a note to consider a separate “shoppers” dock from the ramp dock area to be added to budget discussions.

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HELD WEDNESDAY, SEPTEMBER 21, 2022 AT 7:00 P.M.

MINUTES

Matters Arising.

Nil

11. PUBLIC WORKS

Nil

Matters Arising.

Council directed staff to bring regular information reports to Council summarizing the data from the speed sign.

12. ENVIRONMENT

- i) Waste Management.
Nil

Matters Arising.

Nil

13. FINANCE

- i) Accounts Payable.
Resolution No. 2022-96

Ryman/Gregory

THAT the attached lists of Accounts Payable for September 22, 2022 in the amount of \$608,639.60, and payroll for September 22, 2022 in the amount of \$47,964.14 be approved for payment.

“Carried”

Matters Arising.

Nil

14. ADMINISTRATION

- i) Danny Whalen President, FONOM.
Re: Federal Electoral Districts Redistribution – Ontario Commission.
Council received as information.
- ii) Report of the Director of Corporate Services/Clerk C-2022-11.
Re: Appointments to the West Parry Sound Joint Election Compliance Audit Committee.
Resolution No. 2022-97 **Gregory/Malott**
WHEREAS the Township of The Archipelago, Township of Carling, Municipality of McDougall, Township of McKellar, Township of Seguin, Town of Parry Sound, and the Municipality of Whitestone adopted Terms

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
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HELD WEDNESDAY, SEPTEMBER 21, 2022 AT 7:00 P.M.

MINUTES

of Reference to establish the West Parry Sound Joint Election Compliance Audit Committee;

NOW THEREFORE BE IT RESOLVED that the Council for the Municipality of McDougall supports the following appointments to the West Parry Sound Joint Election Compliance Audit Committee for the 2022-2026 term of Council, as recommended by the West Parry Sound Municipal Clerks/Returning Officers:

Members: Judy Keown, Peter Spadzinski, and Larry Simmons

“Carried”

Mayor Robinson on behalf of McDougall Council extended thanks and gratitude to the 3 appointed committee members for taking this on.

- iii) Chrystal Tabobandung, Recognize Assist Include Support Engage (RAISE).
Re: Walk for Healing.
Council received as information.

Matters Arising.

Nil

15. REQUESTS FOR SUPPORT

- i) Northumberland County.
Re: Private Member's Bill C-233 Keira's Law.
Resolution No. 2022-98 **Malott/Gregory**
THAT the Council for the Corporation of the Municipality of McDougall supports the resolution of Northumberland County, regarding 'Private Members Bill C-233 Keira's Law', and
FURTHER this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, Graydon Smith, MPP for Parry Sound – Muskoka, and Scott Aitchison, MP for Parry Sound – Muskoka.

“Carried”

- ii) Town of Parry Sound.
Re: Completion of Four-Laning of Highway 69/400.
Council requested a resolution to be brought forward.
- iii) Municipality of Brighton.
Re: Healthcare Connect System for Members of the Canadian Armed Forces
Council reviewed with no action indicated.

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
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MINUTES

- iv) Town of Aylmer.
Re: Warming and Cooling Centre Policy.
Council reviewed with no action indicated.
- v) Township of Lucan Biddulph.
Re: Strong Mayors Building Homes Act.
Council reviewed with no action indicated.

Matters Arising.

Nil

16. MOTIONS OF WHICH NOTICE HAS BEEN PREVIOUSLY GIVEN

Nil

17. COMMITTEE REPORTS

- i) District of Parry Sound Social Services Administration Board.
Re: Chief Administrative Officer's Report September 2022.
Council received as information.

Matters Arising.

Mayor Robinson commented on the Pool & Wellness Committee meeting held last week noting these meetings will take place the second Wednesday of every month going forward. The meetings are taped and live streamed for the public to see.

18. REPORT OF THE CAO

- i) Report of the CAO 2022/07.
Re: Operational Update.
The CAO gave an overview of this report noting a reminder of the plaque unveiling at the McDougall Recreation Centre to honour Brian Leduc's dedication to the development and care of the McDougall Recreation Centre on Wednesday September 28th at 5:30 p.m.
Council received the report as information.

19. GENERAL ITEMS AND NEW BUSINESS

Nil

20. BY-LAWS

**THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL
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MINUTES

Mayor Robinson noted Council would now consider By-law 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 42R-21786.

Read a first, Second and Third Time, Passed, Signed and Sealed this 21st day of September, 2022.

Mayor Robinson asked the Clerk to provide the manner in which notice of the proposed by-laws were given, and if any written correspondence was received on this matter.

The Clerk noted that notice of the proposed by-law was given by advertising in the Parry Sound North Star for four consecutive weeks, as well as by posting on the municipal website and bulletin board. No written correspondence received.

21. CLOSED SESSION

The Clerk noted one item for closed session.

Resolution No. 2022-99

Gregory/Ryman

BE IT RESOLVED that the next portion of the meeting be closed to the public at 7:40 p.m. in order to address a matter pertaining to:

- i.) 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.

“Carried”

Resolution No. 2022-100

Ryman/Gregory

THAT Council reconvene in Open Session at 7:43 p.m.

“Carried”

22. RATIFICATION OF MATTERS FROM CLOSED SESSION

Council provided Staff direction regarding the role of the Integrity Commissioner.

23. CONFIRMATION BY-LAW

- i) By-Law No. 2022-52.

Re: To confirm the proceedings of the Committee/Council meeting held on September 21, 2022.

Read a first, Second and Third Time, Passed, Signed and Sealed this 21st day of September, 2022.

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

HELD WEDNESDAY, SEPTEMBER 21, 2022 AT 7:00 P.M.

MINUTES

24. ADJOURNMENT

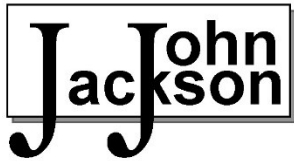
Resolution No. 2022-101

THAT we do now adjourn at 7:45 p.m.

Gregory/Malott

“Carried”

DRAFT



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

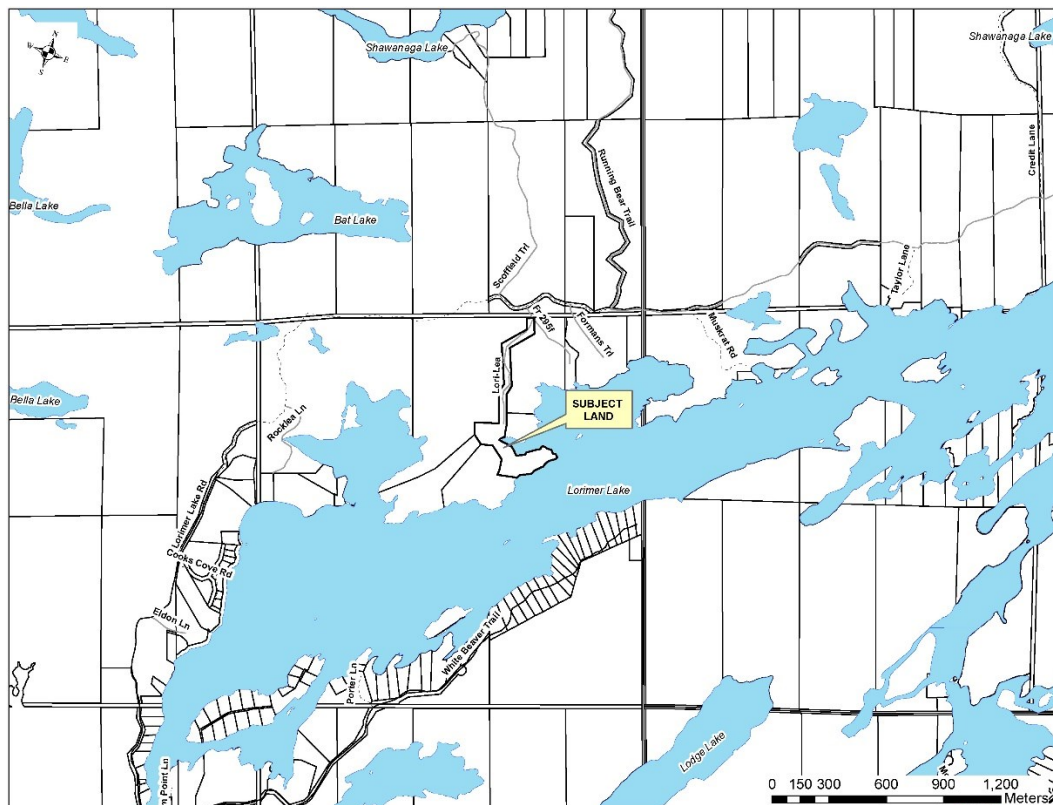
ROLL # 4931 0200 020 3325

APPLICANT: Nathan Skeba

August 17, 2022 (Revised September 12, 2022)

BACKGROUND/PURPOSE

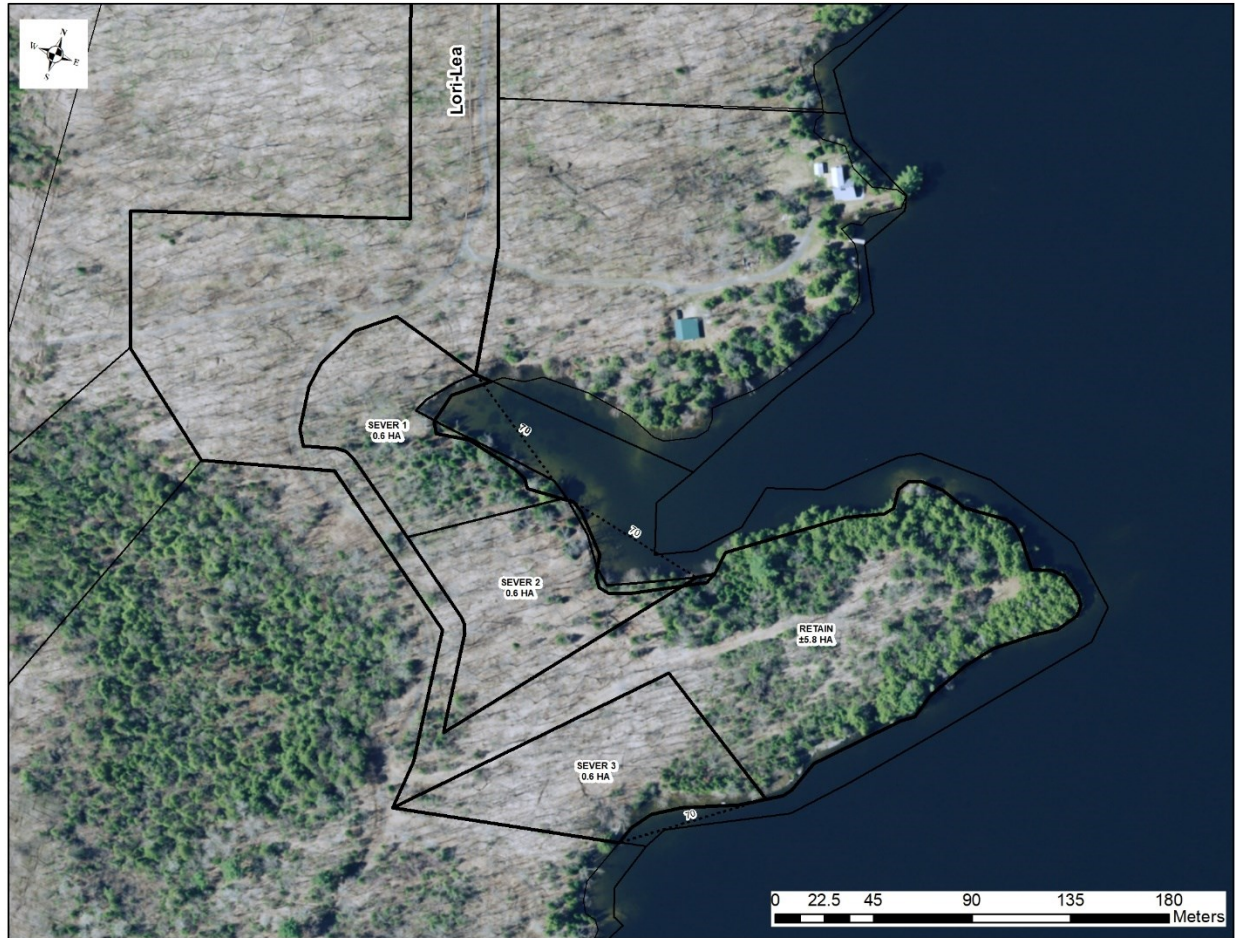
Nathan Skeba has acquired a parcel of land on Lorimer Lake and he is proposing to create three new residential lots on the lake.



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.

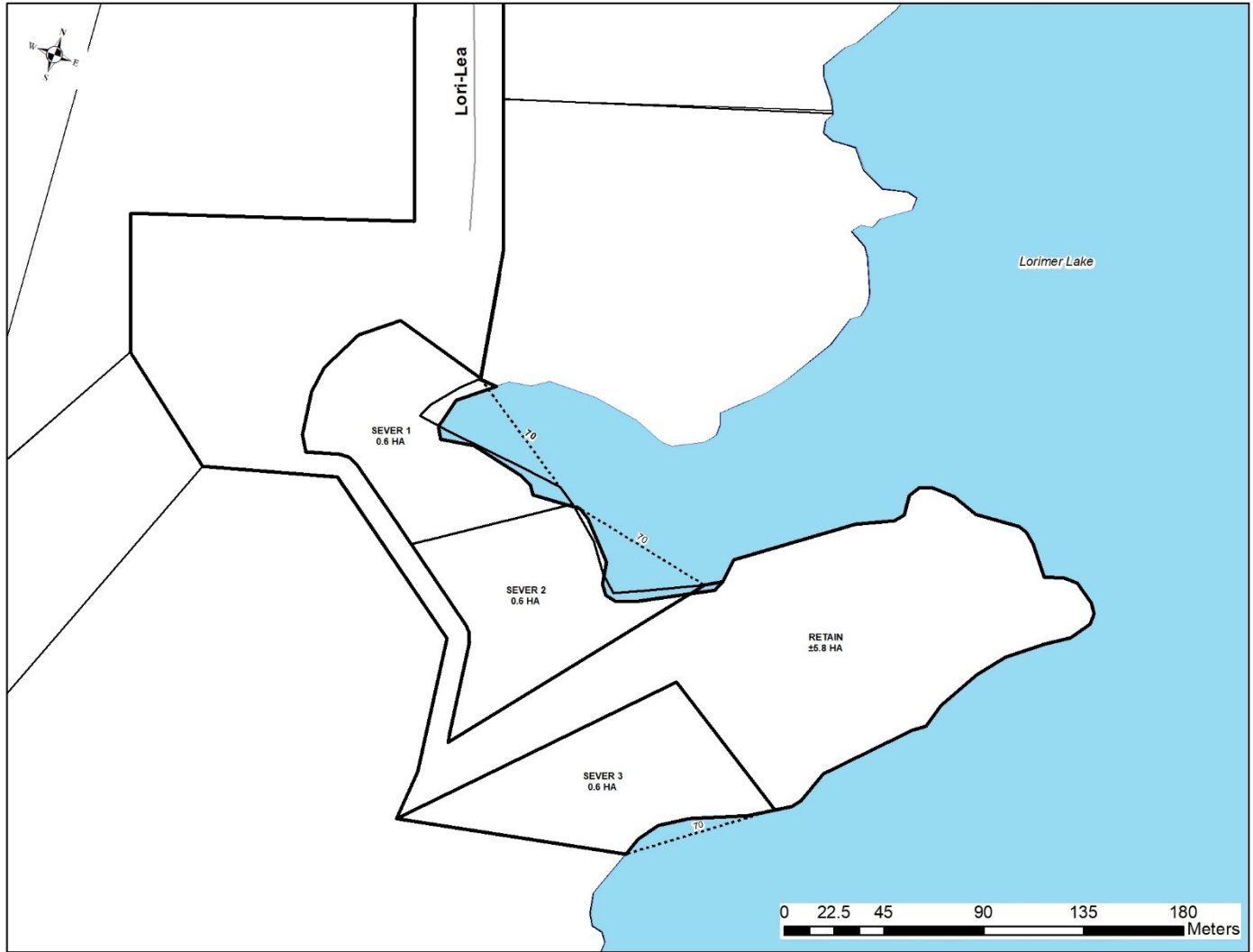
The current policy effectively allows new lot creation subject to ensuring that there is no water quality impacts on the lake.

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

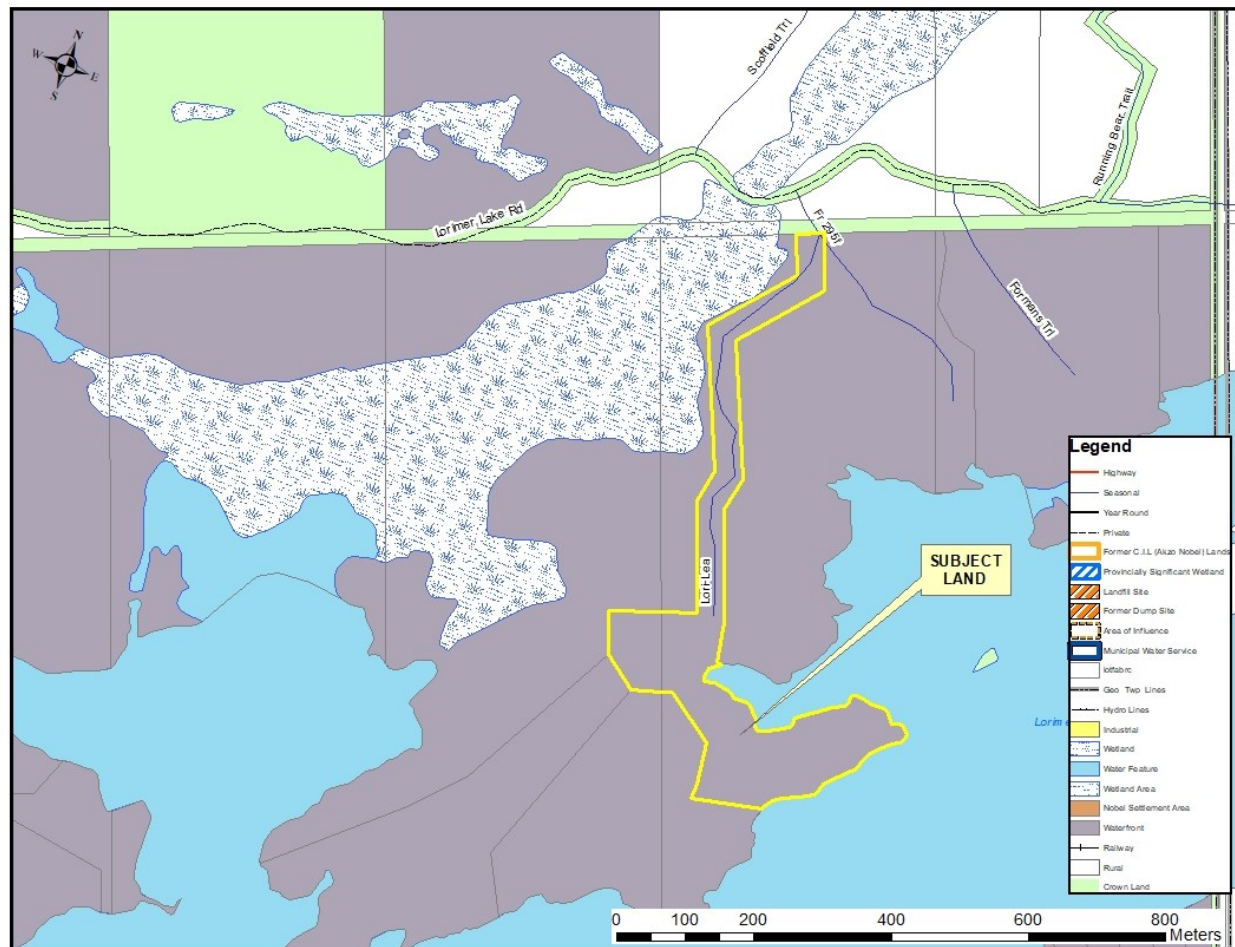


Lot Summary

	Area	Frontage
Retained	±5.8ha	±126
Sever 1	0.6 ha	70
Sever 2	0.6 ha	70
Sever 3	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. “

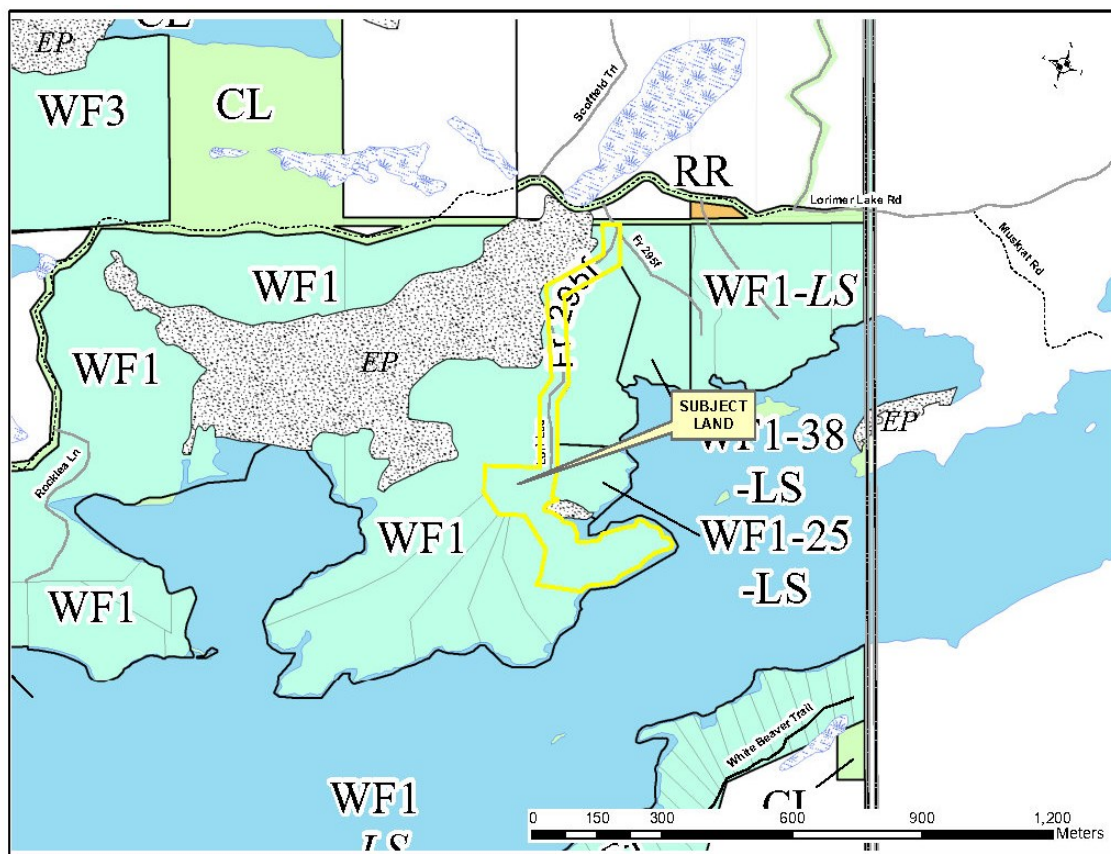
The natural heritage policies found in the official plan and the provincial policy statements have been regarded in the environmental report by Hutchison Environmental. These conditions may be incorporated in a zoning By-Law and consent agreement to ensure environmental controls are in place.

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



September 9, 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 and drainage conditions, 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 new development around the lake 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).



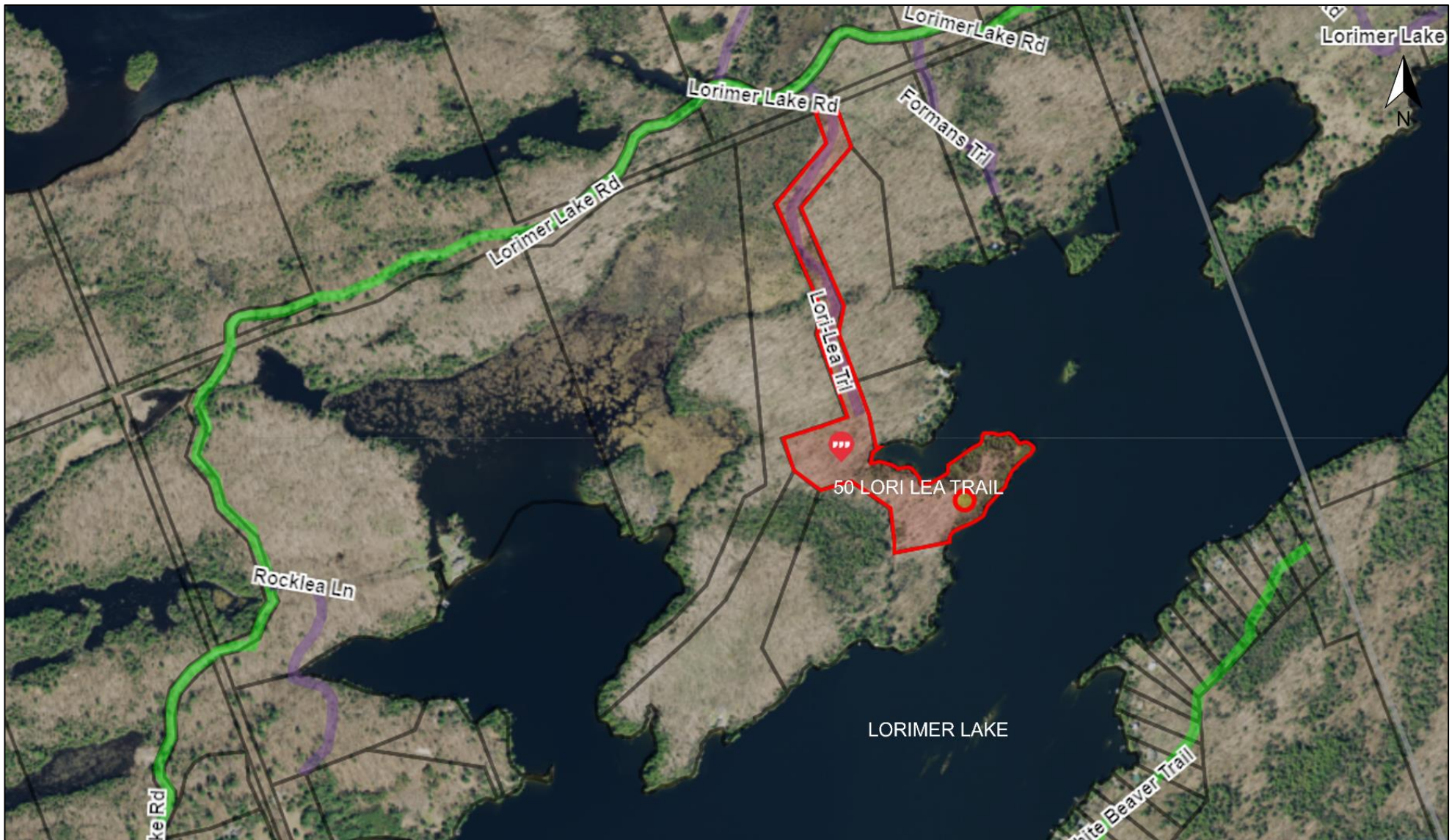


Figure 1. Location of the property.





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 septic 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 one or more of the proposed lots, 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, with a follow-up site visit on August 31, 2022. The site visits included the following site-specific septic assessment work:

- 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 June site visit was conducted in early summer after a wet spring season; the August site visit was conducted in the late summer. Property boundaries, 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 the retained lot, and proposed lots 1, 2, and 3. The following characterization was conducted on the four test pits (TP22-01, TP22-02, TP22-03, and TP22-04), which corresponded to each lot, 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. Proposed lots 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

Test Pit Site Descriptions and Drainage Paths

Test pits were located in areas that would be acceptable for septic placement, i.e., on gradual, low-grade topography that drained towards the wetland west of the property and not directly to Lorimer, and were greater than 30 m away from Lorimer Lake. The conceptual indirect drainage paths from the candidate septic sites to the wetland to the west, and then to Lorimer Lake beyond, are shown on Figure 6 and were:

- Proposed lot 1: 306 m to Lorimer Lake;
- Proposed lot 2: 435 m to Lorimer Lake;
- Proposed lot 3: 480 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 septic systems 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.





Figure 6. Drainage paths from test pits towards Lorimer Lake.



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 inferred 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.

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.

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, proposed lot 1, and proposed lot 3 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 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) - 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
TP22-04	0 to 0.15	Loose brown organic-y silt, some sand, some woody debris (TOPSOIL) - Moist
	0.15 to 0.61	Loose red-brown organic-y silt, some clay, trace sand (B HORIZON) - Moist; Sampled for laboratory analysis
	0.61 to 0.79	Firm grey-brown silty clay (TILL) - Moist
	0.79	END of test pit on inferred weathered bedrock



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

Parameter	Unit	Lakeshore Capacity Guideline	Test Pit			
			TP22-01	TP22-02	TP22-03	TP22-04
			0.15 to 0.45 m	0.09 to 0.15 m	0.085 to 0.18 m	0.15 to 0.61 m
			28-Jun-22	28-Jun-22	28-Jun-22	31-Aug-22
pH	pH	n/v	4.38	3.98	4.58	4.26
Acid Extractable Calcium (Ca)	µg/g	< 10000	2130	1030	2220	1830
Acid Extractable Aluminum (Al)	µg/g	n/v	20900	17800	27800	22500
Acid Extractable Iron (Fe)	µg/g	n/v	24600	20500	23600	17700
Acid Extractable Al + Fe (calculated)	µg/g	> 10000	45500	38300	51400	40200

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.

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
TP22-04		10 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, sites with no direct drainage to Lorimer Lake and > 30 m from the lake 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 all test pit sites to Lorimer Lake was greater than 300 m (via shallow groundwater/surface water). 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 at all test pit 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 test pit sites, which was less than recommended by the Ministry of the Environment (2010); and,
 - Soils in the test pit at proposed lot 2 had acceptable infiltration rates for septic-related phosphorus treatment. The infiltration rate in the test pits on the remaining lots 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 treat septic effluent, should cottages be built on the 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 lots, should the lots be developed:



- The toe of the field >1.5 m above the bedrock or saturated soil (if present);
- 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 remedy concerns with the shallow soils and soils with lower-than-recommended infiltration capacities 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

Test pits excavated on the proposed lots had flow paths towards Lorimer Lake that exceeded the 300 m minimum recommended by the Lakeshore Capacity Handbook, demonstrating that there are suitable locations on each of the retained and proposed lots, to construct septic leaching fields without adversely affecting water quality in Lorimer Lake. Site-specific soil conditions were assessed to assess the attenuation (treatment) capacity of septic-related phosphorus by native soil.

Soil chemistry was well-suited to treat septic effluent at all 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 lots 1 and 3 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 at the assessed test pit locations, where conditions were suitable 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.



If septic systems are proposed for alternate locations on the lots, additional site-specific septic assessment should be conducted to determine if the proposed septic locations have conditions that would effectively treat septic effluent and protect Lorimer Lake.

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.

ALS Environmental. Certificate of Analysis WT2212714. 01 September 2022.



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Date Received: 30-JUN-22
Report Date: 06-JUL-22 11:56 (MT)
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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

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



Environmental

Quality Control Report

Workorder: L2719351

Report Date: 06-JUL-22

Page 1 of 2

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

Page 2 of 2

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.



Fax: (519) 886-9047

CANADA TOLL FREE: 1-800-668-9878

[illegible]

L2719351-COFC

SERVICES REQUEST FORM

C of C # XXXXX

PAGE 1 OF 1

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

[illegible]

White - report copy

YELLOW - File copy

PINK - Customer Copy

CERTIFICATE OF ANALYSIS

Work Order : **WT2212714**
Client : **Hutchinson Environmental Sciences Ltd.**
Contact : David Leeder
Address : 1-5 Chancery Lane
 Bracebridge ON Canada P1L 2E3
Telephone : 705 645 0021
Project : 220085
PO : ----
C-O-C number : ----
Sampler : ----
Site : ----
Quote number : Standing Offer
No. of samples received : 1
No. of samples analysed : 1

Page : 1 of 2
Laboratory : Waterloo - Environmental
Account Manager : Gayle Braun
Address : 60 Northland Road, Unit 1
 Waterloo ON Canada N2V 2B8
Telephone : +1 519 886 6910
Date Samples Received : 01-Sep-2022 09:00
Date Analysis Commenced : 01-Sep-2022
Issue Date : 06-Sep-2022 10:38

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QC Interpretive report to assist with Quality Review and Sample Receipt Notification (SRN).

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Laboratory Department</i>
Greg Pokocky	Supervisor - Inorganic	Inorganics, Waterloo, Ontario
Greg Pokocky	Supervisor - Inorganic	Metals, Waterloo, Ontario



General Comments

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Refer to the ALS Quality Control Interpretive report (QCI) for applicable references and methodology summaries. Reference methods may incorporate modifications to improve performance.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

Please refer to Quality Control Interpretive report (QCI) for information regarding Holding Time compliance.

Key : CAS Number: Chemical Abstracts Services number is a unique identifier assigned to discrete substances
 LOR: Limit of Reporting (detection limit).

Unit	Description
mg/kg	milligrams per kilogram
pH units	pH units

<: less than.

>: greater than.

Surrogate: An analyte that is similar in behavior 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.

Test results reported relate only to the samples as received by the laboratory.

UNLESS OTHERWISE STATED on SRN or QCI Report, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.

Analytical Results

Sub-Matrix: Soil/Solid

Client sample ID

					TP22-04	----	----	----	----
(Matrix: Soil/Solid)									
					Client sampling date / time	31-Aug-2022	----	----	----
Analyte	CAS Number	Method	LOR	Unit	WT2212714-001	-----	-----	-----	-----
					Result	----	----	----	----
Physical Tests									
pH (1:2 soil:CaCl2-aq)	----	E108A	0.10	pH units	4.26	----	----	----	----
Metals									
aluminum	7429-90-5	E440	50	mg/kg	22500	----	----	----	----
calcium	7440-70-2	E440	50	mg/kg	1830	----	----	----	----
iron	7439-89-6	E440	50	mg/kg	17700	----	----	----	----
magnesium	7439-95-4	E440	20	mg/kg	2670	----	----	----	----

Please refer to the General Comments section for an explanation of any qualifiers detected.

QUALITY CONTROL INTERPRETIVE REPORT

Work Order	: WT2212714	Page	: 1 of 5
Client	: Hutchinson Environmental Sciences Ltd.	Laboratory	: Waterloo - Environmental
Contact	: David Leeder	Account Manager	: Gayle Braun
Address	: 1-5 Chancery Lane Bracebridge ON Canada P1L 2E3	Address	: 60 Northland Road, Unit 1 Waterloo, Ontario Canada N2V 2B8
Telephone	: 705 645 0021	Telephone	: +1 519 886 6910
Project	: 220085	Date Samples Received	: 01-Sep-2022 09:00
PO	: ----	Issue Date	: 06-Sep-2022 10:38
C-O-C number	: ----		
Sampler	: ----		
Site	: ----		
Quote number	: Standing Offer		
No. of samples received	: 1		
No. of samples analysed	: 1		

This report is automatically generated by the ALS LIMS (Laboratory Information Management System) through evaluation of Quality Control (QC) results and other QA parameters associated with this submission, and is intended to facilitate rapid data validation by auditors or reviewers. The report highlights any exceptions and outliers to ALS Data Quality Objectives, provides holding time details and exceptions, summarizes QC sample frequencies, and lists applicable methodology references and summaries.

Key

Anonymous: Refers to samples which are not part of this work order, but which formed part of the QC process lot.

CAS Number: Chemical Abstracts Service number is a unique identifier assigned to discrete substances.

DQO: Data Quality Objective.

LOR: Limit of Reporting (detection limit).

RPD: Relative Percent Difference.

Workorder Comments

Holding times are displayed as "----" if no guidance exists from CCME, Canadian provinces, or broadly recognized international references.

Summary of Outliers

Outliers : Quality Control Samples

- No Method Blank value outliers occur.
- No Duplicate outliers occur.
- No Laboratory Control Sample (LCS) outliers occur
- No Test sample Surrogate recovery outliers exist.

Outliers: Reference Material (RM) Samples

- No Reference Material (RM) Sample outliers occur.

Outliers : Analysis Holding Time Compliance (Breaches)

- No Analysis Holding Time Outliers exist.

Outliers : Frequency of Quality Control Samples

- No Quality Control Sample Frequency Outliers occur.



Analysis Holding Time Compliance

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times, which are selected to meet known provincial and /or federal requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by organizations such as CCME, US EPA, APHA Standard Methods, ASTM, or Environment Canada (where available). Dates and holding times reported below represent the first dates of extraction or analysis. If subsequent tests or dilutions exceeded holding times, qualifiers are added (refer to COA).

If samples are identified below as having been analyzed or extracted outside of recommended holding times, measurement uncertainties may be increased, and this should be taken into consideration when interpreting results.

Where actual sampling date is not provided on the chain of custody, the date of receipt with time at 00:00 is used for calculation purposes.

Where only the sample date without time is provided on the chain of custody, the sampling date at 00:00 is used for calculation purposes.

Matrix: **Soil/Solid**

Evaluation: ✖ = Holding time exceedance ; ✔ = Within Holding Time

Analyte Group	Method	Sampling Date	Extraction / Preparation				Analysis			
			Preparation Date	Holding Times		Eval	Analysis Date	Holding Times		Eval
				Rec	Actual			Rec	Actual	
Metals : Metals in Soil/Solid by CRC ICPMS										
Glass soil jar/Teflon lined cap TP22-04	E440	31-Aug-2022	01-Sep-2022	----	----		02-Sep-2022	180 days	2 days	✓
Physical Tests : pH by Meter (1:2 Soil:0.01M CaCl2 Extraction) - As Received										
Glass soil jar/Teflon lined cap TP22-04	E108A	31-Aug-2022	01-Sep-2022	----	----		02-Sep-2022	30 days	3 days	✓

Legend & Qualifier Definitions

Rec. HT: ALS recommended hold time (see units).



Quality Control Parameter Frequency Compliance

The following report summarizes the frequency of laboratory QC samples analyzed within the analytical batches (QC lots) in which the submitted samples were processed. The actual frequency should be greater than or equal to the expected frequency.

Matrix: **Soil/Solid**

Evaluation: ✖ = QC frequency outside specification; ✔ = QC frequency within specification.

Quality Control Sample Type	Method	QC Lot #	Count		Frequency (%)		
			QC	Regular	Actual	Expected	Evaluation
Analytical Methods							
Laboratory Duplicates (DUP)							
Metals in Soil/Solid by CRC ICPMS	E440	628941	1	3	33.3	5.0	✓
pH by Meter (1:2 Soil:0.01M CaCl2 Extraction) - As Received	E108A	628989	1	16	6.2	5.0	✓
Laboratory Control Samples (LCS)							
Metals in Soil/Solid by CRC ICPMS	E440	628941	2	3	66.6	10.0	✓
pH by Meter (1:2 Soil:0.01M CaCl2 Extraction) - As Received	E108A	628989	1	16	6.2	5.0	✓
Method Blanks (MB)							
Metals in Soil/Solid by CRC ICPMS	E440	628941	1	3	33.3	5.0	✓



Methodology References and Summaries

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Reference methods may incorporate modifications to improve performance (indicated by "mod").

Analytical Methods	Method / Lab	Matrix	Method Reference	Method Descriptions
pH by Meter (1:2 Soil:0.01M CaCl ₂ Extraction) - As Received	E108A Waterloo - Environmental	Soil/Solid	MOEE E3137A	pH is determined by potentiometric measurement with a pH electrode, and is conducted at ambient laboratory temperature (normally 20 ± 5°C) and is carried out in accordance with procedures described in the Analytical Protocol (prescriptive method). A minimum 10g portion of the sample, as received, 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 by centrifuging, settling, or decanting and then analyzed using a pH meter and electrode.
Metals in Soil/Solid by CRC ICPMS	E440 Waterloo - Environmental	Soil/Solid	EPA 6020B (mod)	<p>This method is intended to liberate metals that may be environmentally available. Samples are dried, then sieved through a 2 mm sieve, and digested with HNO₃ and HCl.</p> <p>Dependent on sample matrix, some metals may be only partially recovered, including Al, Ba, Be, Cr, Sr, Ti, Tl, V, W, and Zr. Silicate minerals are not solubilized. Volatile forms of sulfur (including sulfide) may not be captured, as they may be lost during sampling, storage, or digestion. This method does not adequately recover elemental sulfur, and is unsuitable for assessment of elemental sulfur standards or guidelines.</p> <p>Analysis is by Collision/Reaction Cell ICPMS.</p>
Preparation Methods	Method / Lab	Matrix	Method Reference	Method Descriptions
Leach 1:2 Soil : 0.01CaCl ₂ - As Received for pH	EP108A Waterloo - Environmental	Soil/Solid	MOEE E3137A	A minimum 10g portion of the sample, as received, 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 by centrifuging, settling or decanting and then analyzed using a pH meter and electrode.
Digestion for Metals and Mercury	EP440 Waterloo - Environmental	Soil/Solid	EPA 200.2 (mod)	Samples are dried, then sieved through a 2 mm sieve, and digested with HNO ₃ and HCl. This method is intended to liberate metals that may be environmentally available.

QUALITY CONTROL REPORT

Work Order : **WT2212714**

Client : Hutchinson Environmental Sciences Ltd.

Contact : David Leeder

Address : 1-5 Chancery Lane
Bracebridge ON Canada P1L 2E3

Telephone : 705 645 0021

Project : 220085

PO : ----

C-O-C number : ----

Sampler : ----

Site : ----

Quote number : Standing Offer

No. of samples received : 1

No. of samples analysed : 1

Page : 1 of 4

Laboratory : Waterloo - Environmental

Account Manager : Gayle Braun

Address : 60 Northland Road, Unit 1
Waterloo, Ontario Canada N2V 2B8

Telephone : +1 519 886 6910

Date Samples Received : 01-Sep-2022 09:00

Date Analysis Commenced : 01-Sep-2022

Issue Date : 06-Sep-2022 10:38

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percent Difference (RPD) and Data Quality Objectives
- Reference Material (RM) Report; Recovery and Data Quality Objectives
- Method Blank (MB) Report; Recovery and Data Quality Objectives
- Laboratory Control Sample (LCS) Report; Recovery and Data Quality Objectives

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Laboratory Department</i>
Greg Pokocky	Supervisor - Inorganic	Waterloo Inorganics, Waterloo, Ontario
Greg Pokocky	Supervisor - Inorganic	Waterloo Metals, Waterloo, Ontario



General Comments

The ALS Quality Control (QC) report is optionally provided to ALS clients upon request. ALS test methods include 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 predetermined Data Quality Objectives (DQOs) to provide confidence in the accuracy of associated test results. This report contains detailed results for all QC results applicable to this sample submission. Please refer to the ALS Quality Control Interpretation report (QCI) for applicable method references and methodology summaries.

Key :

- Anonymous = Refers to samples which are not part of this work order, but which formed part of the QC process lot.
- CAS Number = Chemical Abstracts Service number is a unique identifier assigned to discrete substances.
- DQO = Data Quality Objective.
- LOR = Limit of Reporting (detection limit).
- RPD = Relative Percent Difference
- # = Indicates a QC result that did not meet the ALS DQO.

Workorder Comments

Holding times are displayed as "----" if no guidance exists from CCME, Canadian provinces, or broadly recognized international references.

Laboratory Duplicate (DUP) Report

A Laboratory Duplicate (DUP) is a randomly selected intralaboratory replicate sample. Laboratory Duplicates provide information regarding method precision and sample heterogeneity. ALS DQOs for Laboratory Duplicates are expressed as test-specific limits for Relative Percent Difference (RPD), or as an absolute difference limit of 2 times the LOR for low concentration duplicates within ~ 4-10 times the LOR (cut-off is test-specific).

Sub-Matrix: Soil/Solid					Laboratory Duplicate (DUP) Report						
Laboratory sample ID	Client sample ID	Analyte	CAS Number	Method	LOR	Unit	Original Result	Duplicate Result	RPD(%) or Difference	Duplicate Limits	Qualifier
Physical Tests (QC Lot: 628989)											
WT2212686-016	Anonymous	pH (1:2 soil:CaCl2-aq)	----	E108A	0.10	pH units	7.69	7.67	0.260%	5%	----
Metals (QC Lot: 628941)											
WT2212341-003	Anonymous	aluminum	7429-90-5	E440	50	mg/kg	4640	4280	8.06%	40%	----
		calcium	7440-70-2	E440	50	mg/kg	4890	4610	5.73%	30%	----
		iron	7439-89-6	E440	50	mg/kg	14600	15000	2.67%	30%	----
		magnesium	7439-95-4	E440	20	mg/kg	2170	1820	17.7%	30%	----



Method Blank (MB) Report

A Method Blank is an analyte-free matrix that undergoes sample processing identical to that carried out for test samples. Method Blank results are used to monitor and control for potential contamination from the laboratory environment and reagents. For most tests, the DQO for Method Blanks is for the result to be < LOR.

Sub-Matrix: Soil/Solid

Analyte	CAS Number	Method	LOR	Unit	Result	Qualifier
Metals (QCLot: 628941)						
aluminum	7429-90-5	E440	50	mg/kg	<50	----
calcium	7440-70-2	E440	50	mg/kg	<50	----
iron	7439-89-6	E440	50	mg/kg	<50	----
magnesium	7439-95-4	E440	20	mg/kg	<20	----

Laboratory Control Sample (LCS) Report

A Laboratory Control Sample (LCS) is an analyte-free matrix that has been fortified (spiked) with test analytes at known concentration and processed in an identical manner to test samples. LCS results are expressed as percent recovery, and are used to monitor and control test method accuracy and precision, independent of test sample matrix.

Sub-Matrix: Soil/Solid

Sub-Matrix: Soil/Solid					Laboratory Control Sample (LCS) Report				
					Spike	Recovery (%)	Recovery Limits (%)		
Analyte	CAS Number	Method	LOR	Unit	Concentration	LCS	Low	High	Qualifier
Physical Tests (QCLot: 628989)									
pH (1:2 soil:CaCl2-aq)	----	E108A	----	pH units	7 pH units	100	98.0	102	----
Metals (QCLot: 628941)									
aluminum	7429-90-5	E440	50	mg/kg	200 mg/kg	107	80.0	120	----
calcium	7440-70-2	E440	50	mg/kg	5000 mg/kg	97.4	80.0	120	----
iron	7439-89-6	E440	50	mg/kg	100 mg/kg	95.9	80.0	120	----
magnesium	7439-95-4	E440	20	mg/kg	5000 mg/kg	106	80.0	120	----



Reference Material (RM) Report

A Reference Material (RM) is a homogenous material with known and well-established analyte concentrations. RMs are processed in an identical manner to test samples, and are used to monitor and control the accuracy and precision of a test method for a typical sample matrix. RM results are expressed as percent recovery of the target analyte concentration. RM targets may be certified target concentrations provided by the RM supplier, or may be ALS long-term mean values (for empirical test methods).

Sub-Matrix:

Sub-Matrix:					Reference Material (RM) Report				
					RM Target Concentration	Recovery (%) RM	Recovery Limits (%)		Qualifier
Laboratory sample ID	Reference Material ID	Analyte	CAS Number	Method			Low	High	
Metals (QCLot: 628941)									
	RM	aluminum	7429-90-5	E440	9817 mg/kg	117	70.0	130	----
	RM	calcium	7440-70-2	E440	31082 mg/kg	109	70.0	130	----
	RM	iron	7439-89-6	E440	23558 mg/kg	108	70.0	130	----
	RM	magnesium	7439-95-4	E440	5509 mg/kg	110	70.0	130	----



CANADA TOLL FREE: 1-800-668-9878

C of C # XXXXX
PAGE 1 OF 1

COMPANY NAME		Hutchinson Env.	
Account # 20126			
PROJECT MANAGER		David Leeder	
ADDRESS		1 - 5 Chancery Lane Bracebridge, Ontario P7L 2E3	
705-706-5589		EMAIL X FAX	
JOB# 22D065		PO#	
QUOTATION #		EMAIL 1 david.leeder@environmentalsciences.ca	
SAMPLING INFORMATION		EMAIL2 SELECT: pdf digitel both Y	
Sample Date/Time	TYPE	MATRIX	SAMPLE DESCRIPTION TO APPEAR ON REPORT
Date (yy/mm/dd)	Time (24 hr)	COMP GRAB WATER SOIL OTHER	
31-Aug-22		X	TP22-04
CRITERIA Criteria on report (y/n) Y			
CCME Environmental Quality Guidelines			
Table 1			
TCIP MISA			
OTHER REPORT DISTRIBUTION ALL FINAL RESULTS WILL BE MAILED			
NUMBER OF CONTAINERS			
Acid extractable Fe and Al			
Acid extractable Ca and Mg			
pH			
ANALYSIS REQUEST			
SUBMISSION # WT2212714			
ENTERED BY:			
Environmental Division Waterloo Work Order Reference WT2212714			
Telephone : +1 519 886 6910			
INDICATE BOTTLES FIELD FILTERED / PRESERVED (F/F)			
DATE & TIME 11/01/22 @ 9:00			
CONDITION ACCEPTABLE UPON RECEIPT (Y/N)			
INIT			
SAMPLE CONDITION FROZEN MEAN TEMP COLD AMBIENT			
16.5			
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 TAT's. 3. Any known or suspected hazards relating to a sample must be noted on the chain of custody in comments section.			

STAFF REPORT

TO: Lori West, Clerk/Planner - Municipality of McDougall

FROM: Jamie Robinson, BES, MCIP, RPP - MHBC
Patrick Townes, BA, BEd - MHBC

DATE: September 28, 2022

SUBJECT: Skeba Consent Application – Planning Report
Planning Board Application B47/2022(McD)

RECOMMENDATION

That Council recommend to the Planning Board, that the recommendations included in the Planning Report prepared by John Jackson Planning Inc., be revised as follows:

That the application to create three 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:

- a) increase the required front yard to 30 metres;*
- b) include minimum setback distances from the lake and/or locations for septic systems; and,*
- c) to place a Holding Symbol on the subject lands to require a Site Plan Agreement for each lot prior to development, in order to:*
 - i) implement the recommendations of the Hutchinson Environmental reports (Site-Specific Septic Assessment dated September 9, 2022 and Scoped Environmental Impact Study dated August 29, 2002); and,*
 - ii) indemnify the Municipality and all other public bodies of all responsibility for any maintenance of the road and all liability for any of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road is also recommended.*

- 2) Acquire adequate 911 addressing;*
- 3) Payment of the required fees in lieu of parkland dedication; and,*
- 4) Payment of applicable planning fees.*

OVERVIEW

A Consent application to create three (3) new lots on the subject lands has been submitted to the Parry Sound Area Planning Board, by the owner Nathan Skeba. The subject lands are legally described as Part of Lots 2 and 3, Concession 8 within the Geographic Township of Ferguson, Parts 2 and 6, Survey R-Plan 42R-14620, and municipally known as 50 Lori-lea Trail in the Municipality of McDougall.

The owner has submitted a Consent application, a Scoped Environmental Impact Study, and a Septic Suitability Assessment to the Planning Board. John Jackson Planner Inc. has prepared a Planning Report on behalf of the Planning Board, recommending provisional approval of the Consent application subject to conditions.

The purpose of this Report is to provide the Planning Board with an overview of the Municipality's review of the Consent application, and to provide comments to the Planning Board for their consideration prior to making a decision on the Consent application.

This Report was prepared using the best available information, including the Planning Report and information provided by the Planning Board. To date, a site inspection has not been conducted, however staff still do plan to attend the site.

BACKGROUND/PROPOSAL

The subject lands are located on the shoreline of Lorimer Lake and are accessed via Lori-Lea Trail. Lori-Lea Trail is currently located on the subject lands and is classified as a Seasonal Road in the Municipality's Official Plan.

The subject lands have a lot area of approximately 7.6 hectares and have approximately 700 metres of shoreline on Lake Lorimer. The subject lands are uniquely shaped and are currently vacant. Surrounding lands uses appear to include rural and shoreline residential development. The subject lands are outlined on Figure 1.

Figure 1: Subject Lands



The owner is proposing three (3) new lots on the subject lands. The proposed lot configuration is shown in Figure 2 and the proposed lot statistics are included in Table 1.

Figure 2: Proposed Lot Configuration

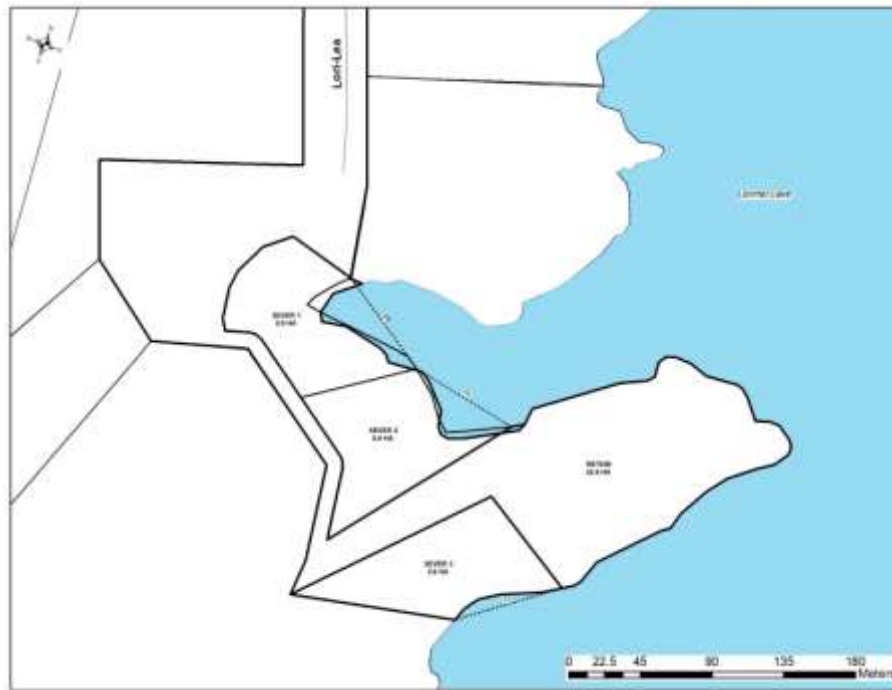


Table 1: Proposed Lot Statistics

	Area	Frontage
Retained	±5.8ha	±126
Sever 1	0.6 ha	70
Sever 2	0.6 ha	70
Sever 3	0.6 ha	70

REGULATORY REVIEW AND ANALYSIS

Provincial Policy Statement

The Provincial Policy Statement (PPS) outlines the Province of Ontario's position on a wide range of land use planning matters and generally supports the planning and development of strong, healthy communities, the wise management and conservation of natural resources, and ensuring the protection of public health and safety from hazards.

Within the context of the PPS, the subject lands are considered to be located within a 'Rural Area'. Permitted uses on the subject lands would include resource-based recreational uses (including recreational dwellings) and residential development, including lot creation that is locally appropriate.

Section 2.1.1 of the PPS states that natural heritage features and areas shall be protected for the long term. The owners completed a Scoped Environmental Impact Study to address these policies contained within the PPS and the Municipality's Official Plan. A Summary of the Environmental Impact Study is provided in the Official Plan section of this Report.

Section 2.2.1 directs that Planning authorities shall protect, improve or restore the quality and quantity of water by minimizing potential negative impacts. The owners completed a Septic Assessment to address these policies contained within the PPS and the Municipality's Official Plan. The Official Plan includes specific policies that apply to Lorimer Lake, and the Official Plan section of this Report includes a summary of the Septic System that was completed.

Section 3.1.1 requires that development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and hazardous sites. Development is proposed to be located 30 metres from the shoreline Lorimer Lake. There are no hazards identified on the subject lands.

Following a review of the proposed Consent application, the proposal is consistent with the PPS, subject to the recommendations and mitigation measures of the Septic Assessment and the Scoped Environmental Impact Study.

Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (GPNO) was reviewed and it was determined that this application conforms to the GPNO.

Municipality of McDougall Official Plan

The following applies to the subject lands in the Official Plan:

- Designated Waterfront;

- Accessed by a Seasonal Road;
- Located adjacent to a Wetland (unevaluated);
- Located adjacent to Fish Habitat (Type 1); and,
- Lorimer Lake is identified as a Lake Trout Lake being at capacity for additional lot creation.

Section 8.01 of the Official Plan includes policies regarding Land Division. As stated in Section 8.01.2, the Consent process shall only be considered where it is clear that the proponent is not trying to circumvent the subdivision process, and where a maximum of three new lot are being created (not including the retained).

Consent shall be considered in accordance with Section 8.01.4 of the Official Plan, which states the following:

"8.01.4 Consents to sever land will be permitted, in contrast to plans of subdivision;

- a) where only a limited number of lots are being proposed;*
- b) where the pattern of development has been established;*
- c) where the consent conforms to all other policies of this Plan;*
- d) where there is no major extension to any public road or other municipal services;*
- and*
- e) where the land complies with the road frontage requirements of this Plan."*

The proposed Consent includes the creation of three (3) new lots and one retained, which conforms to this policy in the Official Plan. Based on the proposed lot configuration, a Consent application is appropriate due to the number of lots being created, no required extensions to any public road or services and the proposed frontages conform to the Official Plan and comply to the Zoning By-law.

The Official Plan includes circumstances where new development does not need to front upon a year round, publically maintained road. Section 9.02.1 and Section 9.03.6 state the following:

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

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

For a), c) and d), above, all owners of properties that will be accessed by a private road or extensions to existing roads, will enter into an agreement with the Municipality, to be registered on the title of all of these affected properties, to

indemnify the Municipality and all other public bodies of all responsibility for any maintenance of the road and all liability for any of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road."

The proposed Consent and new lots would be permitted in accordance with Section 9.02.1 a). It is recommended that a legal registered right-of-way be provided to ensure legal access to the retained and proposed severed lots. The entering into an agreement with the Municipality, to be registered on the title of all of these affected properties, to indemnify the Municipality and all other public bodies of all responsibility for any maintenance of the road and all liability for any of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road is also recommended.

"9.03.6 Only a limited number of waterfront lots are eligible for creation by consent in the municipality. No new lots may be created on existing private rights-of-way unless they front on a recreational waterbody. Where the municipality is requested to consider additional lots on private registered rights-of-way as set out in section 9.02.1 (a), the following additional policy considerations shall apply.

- i) it must be demonstrated that it is impractical for the proposed lot(s) to be accessed off a public road;*
- ii) the proposed lot is to be considered "infilling" such that it is accessed off an existing registered right-of-way or a minor extension at the terminus of the existing right-of-way with any significant private road extensions to be required to proceed by condominium road;*
- iii) the standard of the private road is adequate in terms of width, curves and grades to accommodate emergency vehicles. The minimum right-of-way width should be 9 metres, the travelled surface width should be 4.5 metres and radii must be suitable for emergency vehicles;*
- iv) the adequacy of the private road is to be confirmed by the road superintendent; and*
- v) assurances are in place as set out in section 9.02 to relieve the municipality of any responsibility or liability for the private roadway."*

In accordance with Section 9.03.6 ii), the proposed Consent application proposes a minor extension to an existing private road in order to provide access to the severed lots.

Section 10.0 of the Official Plan includes policies regarding Parkland Policy. Council may consider cash-in-lieu of parkland dedication in instances where the land contribution would be too small to reasonably provide any park or open space opportunities. It is recommended that a condition of provisional Consent be included to require the payment of cash-in-lieu of parkland.

Section 11.0 of the Official Plan includes policies regarding the Waterfront. Low density, single detached residential development is a permitted use within the Waterfront designation. The proposed new lots are to include low density, detached residential development.

The Municipality is interested in preserving the character and quality of its waterfront communities. In accordance with Section 11.03.5, *"A strong principle in considering any waterfront development will be the assessment of impacts and in particular environmental impacts and protecting against any negative or adverse impacts on any ecological functions along the waterfront*

including surface water quality.” An important principle for the consideration of any waterfront development will be to protect, improve or restore water quality.

The Official Plan includes policies regarding the protection of water quality, including Section 11.04.3 which states that Lorimer Lake is deemed to be at capacity, and any at capacity lakes shall be subject to the specific guidelines of the Lakeshore Capacity Assessment Handbook, 2010.

Section 14.0 of the Official Plan includes policies regarding Natural Heritage. The subject lands are located adjacent to an unevaluated Wetland and Fish Habitat. The Official Plan does not include policies regarding unevaluated Wetlands, however does include Fish Habitat policies in Section 14.03.

Section 14.03.1.1 states the following regarding fish habitat.

“14.03.1.1 Where any planning, land division, development and/or site alteration is proposed on a recreational water body, and the shoreline is adjacent to Type 1 and unknown fish Habitat:

- a) all severed and retained lots must have a minimum of 15 metres of their respective shorelines free of Type 1 Fish Habitat; or*
- b) where a severed or retained lot does not include a minimum of 15 metres of non-Type 1 Fish Habitat, it may be re-inspected for errors or omissions respecting the mapping; and*
- c) if the re-inspection reveals an accuracy issue, a revised Type 1 Fish Habitat mapping is to be confirmed by the Ministry of Natural Resources and Forestry; or*
- d) the Parry Sound Area Planning Board may obtain a report by a qualified biologist to indicate how the land division may comply with the Provincial Policy Statements in regard to the protection of fish habitat. The costs of such a study will bear the expense of the proponent; or*
- e) authorization for a dock and/or boathouse for the severed and retained lands must be received from the Department of Fisheries and Oceans.*
- f) where other types of development and where site alteration requiring municipal approval are proposed, the development proponent will be subject to the policies found in criteria a) through e) of this policy subsection.”*

Section 14.03.1.3 also includes the following

“14.03.1.3 It is the policy of this Plan that in order to protect fish habitats along watercourses that there be a minimum 15 metre setback for structures along warm water streams and a minimum of 30 metres for cool or cold water streams.”

A minimum front yard of 30 metres is recommended for the proposed lots, and is required to be implemented as a condition of provisional Consent, through a Zoning By-law Amendment.

Hutchinson Environmental Sciences Ltd. prepared a Scoped Environmental Impact Study to address the relevant natural heritage policies, including fish habitat. The Study concluded the following:

“This Scoped EIS assessed the suitability of the proposed lot severance through background review and site investigations. Consideration was given to future development of the lots (if

any) through a detailed impact assessment. Based on the complete assessment work, potential negative impacts to natural heritage and ecological features can be mitigated to acceptable levels in accordance with relevant policy, by following the recommendations in this report. Following these measures will allow the future development (if any) to comply with relevant federal, provincial, and municipal policy. HESL recommends additional studies for proposed lot 1 as detailed in Section 5.1 should any future development be proposed."

The additional Study for proposed Lot 1 includes the following:

"A detailed Fish Habitat Impact Assessment prior to any future development on proposed Lot 1 to identify impacts associated with any placement of in-water structures."

In accordance with Section 14.03.1.1 of the Official Plan, all proposed lots have at least 15 metres of lot frontage that is not within Type 1 Fish Habitat. Hutchison Environmental Sciences Ltd. completed a Scoped Environmental Impact Study that considered the presence of fish habitat, and to demonstrate how the proposed development would comply with the PPS in regards to the protection of fish habitat. In this regard, it was recommended by Hutchinson Environmental Sciences Ltd. that an additional, more detailed Fish Habitat Assessment be undertaken at the time of development of Lot 1 to assess the fish habitat prior to development and site alteration on the specific property. Due to the nature of the Consent application, it is unknown when the proposed lots may be developed. As referenced, Lot 1 does have at least 15 metres of lot frontage that is not within Type 1 Fish Habitat, which conforms to the Official Plan policy pertaining to fish habitat.

A Holding Symbol is recommended to require each landowner of the proposed lots to enter into a Site Plan Agreement with the Municipality, in order to implement the recommendations of the Septic Assessment and Scoped Environmental Impact Study. The Holding Symbol will be removed only after the Site Plan Agreement has been completed. The Holding Symbol is recommended to ensure that future owners of the lots are aware of the Site Plan Agreement requirement, should the lots not be developed in the near future. Should Site Plan Agreements be completed concurrently with the required Zoning By-law Amendment, the Holding Symbol would not be needed.

Hazard Land policies are included in Section 14.08 of the Official Plan. Development is proposed to be located 30 metres setback from the shoreline. No hazards are identified.

Section 19.03 of the Official Plan includes additional policies regarding the Waterfront designation. In regards to new lot creation, Section 19.03.4 states the following:

"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."

The proposed lots meet the required minimum lot frontage of 70 metres, however are proposed to be less than 1.0 hectare. The owner has prepared the appropriate studies to identify building envelopes and septic locations on each of the proposed lots. The proposed lot sizes (as small as 0.6 hectares) are appropriate based on the site specific studies that were prepared.

The Official Plan includes specific policies for the lakes within the Municipality. Section 19.04.7 and 19.04.9 state the following:

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

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."

Hutchinson Environmental Sciences Ltd. prepared a Septic Assessment for the subject lands and the proposed lots. This was prepared to address the lake capacity policies in the Official Plan and to address the specific guidelines of the Lakeshore Capacity Assessment Handbook, 2010.

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 if certain criteria can be met, including 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 Septic Assessment includes the following:

"Test pits were located in areas that would be acceptable for septic placement, i.e., on gradual, low-grade topography that drained towards the wetland west of the property and not directly to Lorimer, and were greater than 30 m away from Lorimer Lake. The conceptual indirect drainage paths from the candidate septic sites to the wetland to the west, and then to Lorimer Lake beyond, are shown on Figure 6 and were:

- *Proposed lot 1: 306 m to Lorimer Lake;*
- *Proposed lot 2: 435 m to Lorimer Lake;*
- *Proposed lot 3: 480 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 septic systems 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."

The Septic Assessment demonstrated that there are septic system locations on each of the proposed lots available, to construct septic leaching fields without adversely affecting water quality in Lorimer Lake.

Following a review of the proposed Consent application, the proposal conforms to the Official Plan, subject to the recommendations and mitigation measures of the Septic Assessment and the Scoped Environmental Impact Study.

Municipality of McDougall Zoning By-law

The subject lands are located within the Waterfront Residential 1 (WF1) Zone in the Zoning By-law. The following provisions apply to the WF1 Zone:

- Minimum Lot Frontage of 70 metres.
- Minimum Lot Area of 0.5 hectares or 1.0 hectares where the source of domestic water supply is from groundwater.
- Minimum Front Yard of 10 metres.

The proposed lots meet the minimum requirements for minimum lot frontage (70 metres) and minimum lot area (0.5 hectares), however if private wells are proposed, then a minimum lot area of 1.0 hectares is required. It is anticipated that the water source for the lots will be lake water.

Development is proposed to be located at least 30 metres from the shoreline. Minimum setbacks for the septic systems should also be included in the amendment.

A Holding Symbol is recommended to require each landowner of the proposed lots to enter into a Site Plan Agreement with the Municipality, in order to implement the recommendations of the Septic Assessment and Scoped Environmental Impact Study. The Holding Symbol will be removed only after the Site Plan Agreement has been completed. The Holding Symbol is recommended to ensure that future owners of the lots are aware of the Site Plan Agreement requirement, should the lots not be developed in the near future. Should Site Plan Agreements be completed concurrently with the required Zoning By-law Amendment, the Holding Symbol would not be needed.

Summary

Following a review of the information provided in the application for Consent, it is recommended that Council recommend to the Planning Board that the proposed Consent be provisionally approved, subject to the suggested revisions to the conditions listed. Based on a review of the PPS, the Official Plan and the Zoning By-law, the proposed Consent is consistent with the PPS, conforms to the Official Plan and the proposed lots will comply to the Zoning By-law.

Municipality of McDougall

E-Service Request

Message Type : Building, Planning and Zoning

Name : Dave Lucas

Request / Question : I have a concern with the proposed subdivision

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

ROLL # 4931 0200 020 3325

This subdivision is placing two lots that have frontage on what is essentially flood land. It is not what I would call water front and it is habitat for turtles, ducks and loons. They are protected in this area because the boating traffic is naturally restricted from access due to the shallow nature of the bay. Adding lots in here will jeopardize the wildlife and this plan should not be allowed to proceed. Who do I contact to ensure that my concerns are heard.

Thanks

Dave Lucas

To Mayor Robinson and Council.

Thank you for allowing us to address the Skeba Severance Application.

Mr. Jackson correctly points out that new severances are permitted on Lorimer Lake, if they meet the guidelines of the Lakeshore Capacity Assessment Handbook. He is also correct in saying that there is a new draft Official Plan item, which will restrict any new severances to one a year and only one to an individual every five years. Council had recognized the importance of protecting Lorimer Lake. Mr. Jackson is also correct in saying that this application falls under the current Official Plan policy 11.04.03.

But policy 11.04.03 is not the only Policy that protects Lorimer Lake. 11.03 Principles of Waterfront Development, items 11.03.2, maintaining low density residential shoreline, 11.03.3, preserving the character and quality of it's waterfront communities, 11.03.4, ensuring that any new development complies with any relevant carrying capacity for any particular lake, 11.03.5 regarding environment impacts and surface water quality, 11.03.6 consideration of any waterfront development will be to protect, improve or restore water quality, all protect Lorimer Lake. There is also Policy 11.06 Recreational Capacity. 11.05.1 states that the Municipality is aware that inland water bodies may have limited capacity to accommodate additional waterfront activities like boating fishing, swimming and other in water recreation.

Historically, Lorimer Lake for the past three plus decades, has allowed one severance, or no severances on the lake each year. If this application were to pass, it would allow 6 severances in less than a year from one original lot. This is unprecedented and goes against the historical protection of the lake. Using an average of two boats per lot, we would go from two boats, to potentially 10 additional boats on the lake.

So what is so special about Lorimer Lake and why does it need the protections that are outline in the Official Plan.

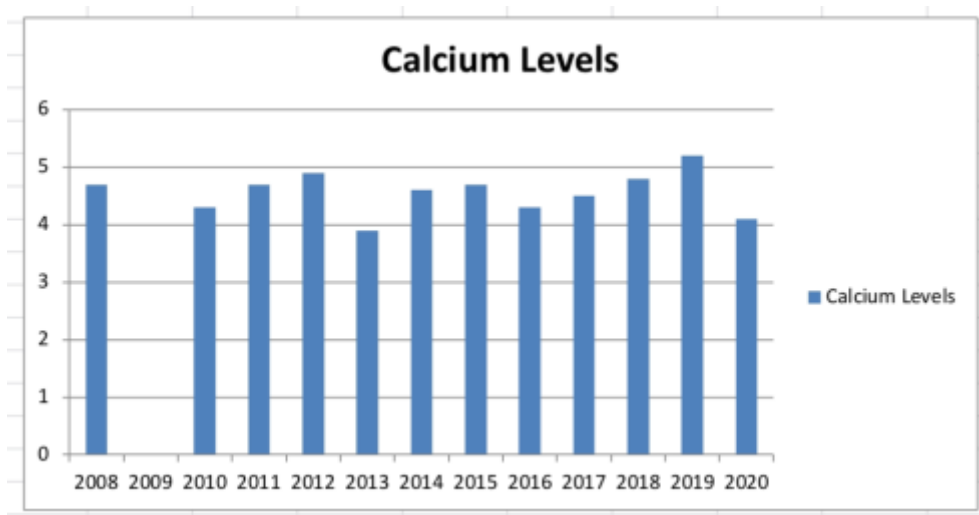
Lorimer Lake is a Lake Trout Lake, deemed at development capacity. What does that mean? It means it is identified as a lake trout lake where the Dissolved Oxygen levels are below 7 ppm / mg/l. To put that into relatable terms, if a lake has dissolved oxygen levels of over 7 mg/l the fish will thrive. If it is at 6 or 7 mg/l they will still survive and spawn. At 4 and 5 mg/l, the fish will be stressed. At 3 mg/l or less, any prolonged exposures in these areas, is fatal.

Our Lake Trout are miraculously still surviving by moving up to warmer waters, which are not ideal for them, to get enough oxygen to survive and we also believe, because the lake is spring feed, that these springs provide some oxygen for the Lake Trout.

The very low Dissolved Oxygen levels, result in a tenuous lifeline for the Lake Trout and even a minor miscalculation of over development can result in irreversible consequences. We are told by Hutchinson that there is a low-lying area that has never had a septic system before, that can not only hold three septic systems as told to us before, but can hold six septic systems draining into it, with no impact to Lorimer Lake. Assuming that to be true, septic phosphorus is not the only threat to the dissolved oxygen in the lake from new development. Soils washed into the lake from the new lots, decrease the water clarity of the lake. The darker the water is, the warmer it gets. The warmer the water gets, the more algae that grows and when the algae die and decomposes, the decomposition process will use up dissolved oxygen at a critical time for the Lake Trout, when DO levels are at their seasonal lowest levels.

With development also comes the use of fertilizers. Although most people do not use them, we have all seen on our lakes, the cottages with the manicured lawns. As much as this practice is discouraged and is perhaps illegal, it ultimately occurs and is unregulated. It is a consequence of new unchecked development.

New development, especially development at a rate not seen on this lake in decades, has other consequences to lake water quality. The Hutchinson report speaks to the forested nature of these untouched lots. Lake calcium in the lakes around McDougall, are all at low levels as the result of the acid rain in the past. We measure the calcium levels on our lake yearly, in cooperation with the Lake Partners. Lorimer Lake's calcium levels are actually better than most lakes in the area, but are still low and are at a level that would impact crustaceans, such as crayfish and other creatures lower down in the food chain. Calcium enters lakes from the land. One of the major impacts to calcium flow into the lakes is deforestation. Any development on the six lots will result in the loss of trees due to the building of cottages or outbuildings. This will impact water quality.



On average, anecdotally, there are about 2 boats per cottage on our lake. Potentially we could see 10 new boats on the lake. Wake from boats is one the main cause of unnatural shoreline erosion. Bedside the obvious effects to the shoreline, the soil washed into the lake an also affect water clarity, which once again creates the chain of events of warmer water, more algae, algae decomposition and lessened Dissolved Oxygen.

The effects of prop wash from boats has been studied and is inconclusive, but all of the studies show that the effects of prop wash increases the turbidity of the water, to one degree or another and once again we get into the water clarity and dissolved oxygen cycle.

With a historical rate of one or none new lots on the lake, there has not been a major influx of boats on the lake. 10 new boats will be noticed, more people tubing, more PWC and this will have an effect on other people's enjoyment of the lake and an impact on the wildlife of the lake, in particular to the Loons.

McDougall has the McDougall Landing for parking, which is used in the summer primarily by water access only properties, but is also used in winter by McDougall residents, whose roads are not plowed. Potentially if these properties are developed, there could be much greater use of very limited winter parking at the Landing. Will this facility be expanded to accommodate unprecedented growth?

The Hutchinson reports speaks to fish habitat area in lots 2 and 3. The entire bay is fish habitat. Although the back of the bay is shallower and weedier, all of the edges around lot 2 and 3 are relatively shallow and rocky and prime smallmouth spawning area. Any development of these lots will ultimately affect Lorimer's fishery.

The Policies in the Official Plan regarding the Principles of Waterfront Development are there to protect lakes. We respectfully submit that the expansion of one lot into six lots, in a span of a year, does not comply with these Policies and does not conform with the historical practices on our Lake, limiting new severances per year to one or none.

Thank you.

Gary Monaghan
President of the Lorimer Lake Association

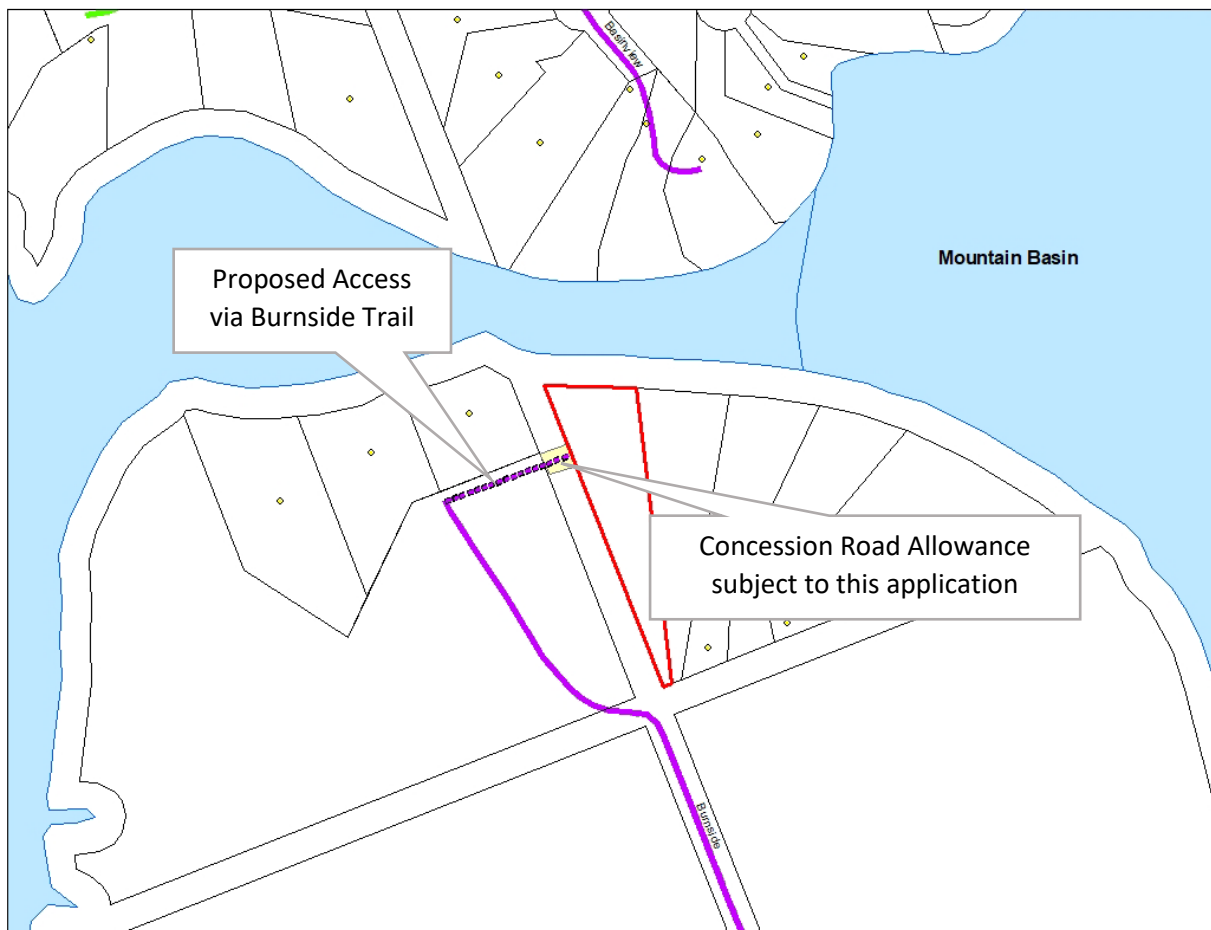
REPORT TO COUNCIL



Report No.:	C-2022-13
Council Date:	October 5, 2022
From:	Lori West, Director of Corporate Services/Clerk
Subject:	Application to Use the Municipal Concession Road Allowance between Concession 7, Part Lot 20 and 21 (Mulligan)

Background:

Application has been made for the use and maintenance of a private road that crosses over 66' of the municipal Concession Road Allowance (CRA) between Concession, Part Lot 20 and 21, former McDougall Township, now in the Municipality of McDougall. The applicants, Sean and Melissa Mulligan, own lands on east side of the CRA, known as 12 Mountain Basin Water Access (W/A). The Mulligans wish to formalize access by the private road known as Burnside Trail. In order access their lands from Burnside Trail the require to cross over the municipal concession road allowance. The purpose of this application is to gain permission from Council by way of an agreement to use this portion of Road Allowance.



Applicants Lands – 12 Mountain Basin W/A

The McDougall Official Plan allows for improvements to unmaintained municipal road allowance providing that the proponents enter into a legal agreement with the Municipality that includes provision for indemnification of liability, signage and liability insurance; providing that the proposed improvement will have no negative impacts on natural heritage features or on their ecological function.

Staff have reviewed the zoning on the subject road allowance and note that there is no contravention to Zoning By-law 2017-05, and that no natural heritage features or areas of provincial significance have been identified.

Recommendation:

That Council receive report C-2022-13 for information and direction.

Staff have no objection to entering into an agreement with applicants to obtain access over the 66' municipal CRA. The agreement may include the following provisions: insurance requirements, clearing width, maintenance responsibility, non-exclusive use, inspection requirements, signage, and termination. All legal and surveying costs would be the responsibility of the applicants.

THE CORPORATION OF THE MUNICIPALITY OF MCDOUGALL

2023 COMMITTEE/COUNCIL SCHEDULE

JANUARY 18, 2023

FEBRUARY 15, 2023- BUDGET

MARCH 1, 2023

MARCH 15, 2023

APRIL 5, 2023

APRIL 19, 2023

MAY 3, 2023

MAY 17, 2023

JUNE 7, 2023

JUNE 21, 2023

JULY 19, 2023

AUGUST 16, 2023

SEPTEMBER 6, 2023

SEPTEMBER 20, 2023

OCTOBER 4, 2023

OCTOBER 18, 2023

NOVEMBER 1, 2023

NOVEMBER 15, 2023

DECEMBER 6, 2023

DECEMBER 20, 2023

Place: Municipal Council Chambers, 5 Barager Boulevard, McDougall, Ontario, P2A 2W9. (Unless otherwise stated)

Time: Seven O'clock in the evening (7:00 p.m.) (unless otherwise stated).

Lori West

From: AMO Policy Surveys <Communicate@amo.on.ca>
Sent: Tuesday, September 20, 2022 11:13 AM
To: Lori West
Subject: AMO Drainage Survey

AMO Update not displaying correctly? [View the online version](#)
Add Communicate@amo.on.ca to your safe list



AMO Policy Survey

September 20, 2022

Railways and Drainage Act Survey^t

The Association of Municipalities Ontario (AMO) and The Drainage Superintendents Association of Ontario (DSAO) have crafted a survey for municipalities to submit. The purpose of this survey is to help AMO better understand the relationship between Ontario municipalities and railway lands as it pertains to the Ontario Drainage Act, first introduced in 1859.

The confidential information gathered from this survey is important as the Drainage Act sets out the process of how all public utilities participate in drainage works within their properties. Your municipality is asked to provide one survey response using input from both the municipal Clerk/Treasurer, and the individual(s) responsible for drains (e.g. Drainage Superintendent, Director of Public Works, Engineers, etc.)

Please fill out the survey created through Microsoft Forms at the following link:

<https://forms.office.com/r/iHNNzqY9gn>

The deadline to respond is by 9:00 PM EST on **Friday, October 7th**.

A [PDF version](#) of the survey can be found here for future reference or to plan your response ahead of time.

Should you have any questions around the subject matter, please contact Lianne Sauter at lsauter@amo.on.ca. Any technical questions surrounding the construction or administration of the survey (i.e. issues with the form itself) should be directed to Matthew Anstett at manstett@amo.on.ca.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



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before printing this.

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Wish to Opt Out of receiving AMO Policy Survey's? [Click Here](#)





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Office of the Mayor

September 16, 2022

Honourable Stephen Lecce
Minister of Education
5th Floor - 438 University Ave.
Toronto ON M5G 2K8

Via e-mail: minister.edu@ontario.ca

Dear Minister Lecce,

RE: Reconsideration Request of Building Plans & Budget for Parry Sound Mega School

I wanted to update you further to our phone conversation at the end of July wherein we spoke about the Town and area concerns that the planned junior kindergarten to grade 12 school, also known as the “mega school” will be inadequate for our growing population as it based on 2013 data.

Following your advice, I spoke to Parry Sound-Muskoka MPP Graydon Smith about our concerns. MPP Smith in turn had a meeting with Near North District School Board representatives. It does not appear from the outcome of that meeting, that the Board is willing to reconsider its plans, in spite of the statistical evidence of the area’s growing population.

At our Council's September 6th meeting the attached Resolution 2022 – 114 was passed, calling for a reconsideration of the building plans and budget for the proposed school to ensure that it will appropriately accommodate the area’s current and projected population growth. In addition to the information provided within the resolution, I would point out the commitment of Parry Sound and area to support the province’s goal of increasing housing stock. Schools are integral to a healthy community infrastructure and should be planned accordingly. The current approach suggests we will have an undersized school, lacking in standard amenities. This will not only be a disservice to our children and youth, but it is also counterproductive to our collective goal of supporting an increase in the supply of housing.

We look forward to your response with respect to how we can jointly address this concern.

Sincerely,



Mayor Jamie McGarvey
Town of Parry Sound

/rj
Encl

Cc Premier Doug Ford
Minister of Municipal Affairs & Housing Steve Clark
MPP Graydon Smith
Reeve Bert Liverance, Township of the Archipelago
Mayor Mike Konoval, Township of Carling
Mayor Dale Robinson, Municipality of McDougall
Mayor Peter Hopkins, Township of McKellar
Mayor Ann MacDiarmid, Township of Seguin
Mayor George Comrie, Municipality of Whitestone
Chief M. Wayne McQuabbie, Henvey Inlet First Nation
Chief Lloyd Myke, Magnetawan First Nation
Chief Rhonda Williams-Lovett, Moose Deer Point First Nation
Chief Adam Pawis, Shawanaga First Nation
Chief Warren Tabobondung, Wasauksing First Nation
Near North District School Board Chair Jay Aspin



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2022 – 114

DIVISION LIST

YES NO

DATE: September 6, 2022

Councillor **V. BACKMAN**
Councillor **P. BORNEMAN**
Councillor **R. BURDEN**
Councillor **B. HORNE**
Councillor **B. KEITH**
Councillor **D. McCANN**
Mayor **J. McGARVEY**

MOVED BY:

SECONDED BY:

CARRIED: ✓ DEFEATED: _____ Postponed to: _____

Whereas the Town of Parry Sound and West Parry Sound area municipalities have expressed concern over the last three years regarding outdated data from a 2013 Accommodation Review Committee (ARC) upon which building plans and budget for the junior kindergarten to grade 12 mega school are based, and

Whereas the Near North District School Board through its January 21, 2022 letter to West Parry Sound area municipalities confirms that it is not willing to expedite a new Accommodation Review Committee to review the impact of updated data on building plans and budget, and

Whereas per the attached Schedule, the 2021 Statistics Canada census data released on February 9, 2022 confirms a growth rate of 13.9% over 5 years within the permanent resident population of the West Parry Sound area, and

Whereas Parry Sound's draft development charge study projects continued growth in the Town; and

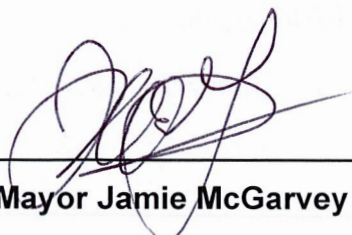
Whereas immigration projections, including Ukrainian immigration to West Parry Sound indicates an increase in population due to immigration, including immigration of families with school age children; and

Whereas schools are an integral part of supporting continued growth and Provincial prioritization plans to build more homes to accommodate current and projected population growth, and

Whereas the August 2022 Smart Prosperity Institute's report projects a need for 1.5m homes across the province over the next 10 years, 3,200 of which will be required in the Parry Sound District;

Now Therefore the Town of Parry Sound calls for reconsideration of the building plans and budget for the proposed junior kindergarten to grade 12 mega school, to ensure that the school will adequately accommodate current and projected population growth; and THAT a meeting be requested with our Near North District School Board trustee on this matter; and

That copies of this resolution be sent to Minister of Education Stephen Lecce, Minister of Municipal Affairs & Housing Steve Clark, Premier Doug Ford, MPP Graydon Smith, Heads of Council of the municipalities of The Archipelago, Carling, McDougall, McKellar, Seguin and Whitestone and the Near North District School Board Chair.



Mayor Jamie McGarvey

2021 Census – Population and Dwelling Counts

Issue

Statistics Canada released the population and dwelling counts from the 2021 Census on February 9, 2022. This note provides an overview of the data from the West Parry Sound region.

Highlights

- The permanent population of the West Parry Sound region increased by 13.9%, or 2770 residents, between 2016 and 2021.
- All municipalities in West Parry Sound experienced growth in their permanent populations.
- Municipalities with higher percentages of seasonal residents experienced greater growth in their permanent populations, reflecting the pandemic-driven trend of residents permanently relocating to seasonal homes.
- West Parry Sound experienced a net growth of 293 private dwellings between 2016 and 2021. This statistic will be verified with local data sources, as it does not appear to match the new construction reported by municipalities over this time.
- 50.7% of private dwellings in West Parry Sound are occupied by permanent residents, a 7.0% increase from 2016.
- The ratio of permanent residents to seasonal residents increased in all municipalities except for Parry Sound and McDougall. Both these municipalities already had a comparatively high ratio of permanent to seasonal residents.

Future Releases

The next release of 2021 Census data is scheduled for April 27, 2022. It will cover the changing demographic profile of Canada.

Statistics Canada, 2021 Census of Population

	Carling	McDougall	McKellar	Parry Sound	Seguin	The Archipelago	Whitestone	WPS Total
Population, 2021	1491	2744	1419	6879	5280	979	1075	19867
Population, 2016	1125	2702	1111	6408	4304	531	916	17097
Population % Change, 2016-2021	32.5	1.6	27.7	7.4	22.7	84.4	17.4	13.9%
Total Private Dwellings, 2021	1761	1673	1515	3518	4827	2893	1427	17614
Total Private Dwellings, 2016	2283	1521	1520	3150	4744	2693	1410	17321
Private Dwellings Occupied by Usual Residents, 2021	697	1154	695	3197	2136	497	549	8925
Private Dwellings Occupied by Usual Residents %, 2021	39.6%	69.0%	45.9%	90.9%	44.3%	17.2%	38.5%	50.7%
Private Dwellings Occupied by Usual Residents, 2016	499	1100	525	2926	1821	251	444	7566
Private Dwellings Occupied by Usual Residents %, 2016	21.9%	72.3%	34.5%	92.9%	38.4%	9.3%	31.5%	43.7%
Private Dwellings Occupied by Usual Residents % Change, 2016-2021	17.7%	-3.3%	11.3%	-2.0%	5.9%	7.9%	7.0%	7.0%



52 Seguin Street, Parry Sound, Ontario P2A 1B4
Tel: (705) 746-2101 • Fax: (705) 746-7461 • www.parrysound.ca

September 16, 2022

Hon. Graydon Smith,
MPP Parry Sound-Muskoka
26 James St.
Parry Sound ON P2A 1T5

Dear Minister Smith,

Via e-mail Graydon.Smith@pc.ola.org

RE: Completion of Four-Laning of Highway 69/400

Attached, please find a copy of Town of Parry Sound Resolution 2022-117 which supports Sudbury MPP Jamie West's call that the province expedite completion of four-laning of Hwy 69/400 between Sudbury and Parry Sound.

A recent number of collisions in the span of a mere two weeks resulting in multiple injuries and one death prompts Council's call for this work to be prioritized.

Council looks forward to your response.

Sincerely,

Rebecca Johnson
Clerk

/rj
Encl.

c.c. Minister of Transportation Honourable Caroline Mulroney,
Clerks of the municipalities of The Archipelago, Carling, McDougall,
McKellar, Seguin, Whitestone



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2022 – 117.

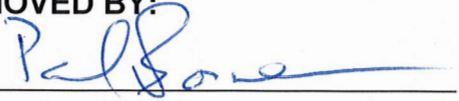
DIVISION LIST

YES NO

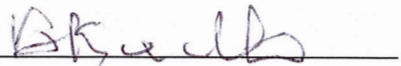
DATE: September 6, 2022


Councillor **V. BACKMAN**
Councillor **P. BORNEMAN**
Councillor **R. BURDEN**
Councillor **B. HORNE**
Councillor **B. KEITH**
Councillor **D. McCANN**
Mayor **J. McGARVEY**

MOVED BY:



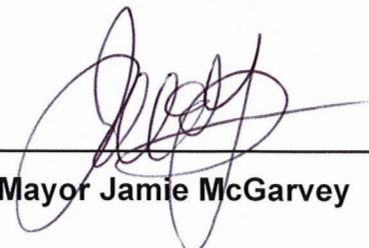
SECONDED BY:



CARRIED:  DEFEATED: _____ Postponed to: _____

That Council supports Sudbury MPP Jamie West's call that the province expedite completion of four-laning of Hwy 400 between Sudbury & Parry Sound, and

That this Resolution be forwarded to MPP Graydon Smith, Minister of Transportation
Caroline Mulroney, and surrounding municipalities in West Parry Sound.


Mayor Jamie McGarvey

Cc:

Subject: Resolution for support regarding streamlining governing legislation for Physicians in Ontario

Date: Wednesday, September 21, 2022 3:58:28 PM

Good afternoon;

Please find below a resolution requesting support for streamlining governing legislation for Physicians in Ontario.

Resolution No. COU-2022-346

Moved by Councillor Ron Anderson

Seconded by Councillor Emily Rowley

Whereas attracting primary health care providers, including doctors, to Brighton and other small communities has been a difficult task;

And Whereas the Provincial Government announced a tuition program to attract nurses to underserved areas of Ontario;

Now be it resolved that the Municipality of Brighton Council requests that the Government of Ontario provide funding and change legislation to allow the College of Physicians & Surgeons of Ontario (CPSO) to implement the changes proposed in their letter to the Minister of Health on August 18, 2022. Which includes:

- Exempting IEP's from the regulatory requirement to have Canadian experience (re-do residency) where all other requirements are met; and
- Implementing Practice Ready Assessment programs similar to those already used in seven (7) other provinces.

And further that the Government of Ontario develop a similar tuition program to attract family doctors to underserved areas of Ontario;

And further that this motion is circulated to the Premier of Ontario, the Minister of Health, MPP David Piccini, and all municipalities across Ontario and the Association of the Municipalities of Ontario (AMO) for endorsement.

Kind Regards,

Candice Doiron
Municipal Clerk

Municipality of Brighton
35 Alice Street
PO Box 189
Brighton, ON K0K 1H0
cdoiron@brighton.ca

POLICE SERVICES BOARD

September 22nd, 2022

To All Ontario Police Services Boards:

The Municipality of East Ferris Police Services Board is concerned that not enough is being done to protect children getting on and off school buses. Since the beginning of the 2022 school year, all school buses operating in Ontario have been equipped with a new eight-light amber light system, as well as text added to the back of the bus to remind drivers not to pass when the red lights are flashing. These changes are all intended to help drivers do the right thing. Unfortunately, the results since the beginning of this school year show no change in driver behavior. The East Ferris Police Services Board is convinced we must now proceed with the addition of the third component of the school bus safety program: camera equipped stop arms to ensure safety compliance.

A recent study by Nipissing-Parry Sound Student Transportation Services regarding illegal school bus passing found 552 incidents for the school year 2021 / 22 or 2.95 per school day. As part of the "Let's Remember Adam" campaign in the Municipality of East Ferris, illegal passing noted in the first three weeks of the 2022 / 23 school year by buses carrying East Ferris children shows no change in driver behavior. Therefore, it is time to move to Step 3: mandatory installation of cameras on all school buses. For change to happen, education plus enforcement are needed. The East Ferris Police Services Board is asking all Police Services Boards, given their mandate to ensure safety and well-being, to bring forward to their next Police Services Board Meeting the following resolution to adopt and circulate to the appropriate parties in their area.

WHEREAS in Ontario it is unlawful for a stopped school bus to fail to stop when the red overhead lights or the stop arm is activated, and

WHEREAS, an eight-light yellow and red light system and education campaign to encourage drivers to stop is now in place in Ontario, and

*WHEREAS data collected to date by the East Ferris Police Services Board indicates that there has been no change in driver habits since the beginning of the 2022 school year; and
WHEREAS over 837,000 students travel in a school vehicle in Ontario each school day; and*



East Ferris
MUNICIPALITY • MUNICIPALITÉ

WHEREAS the East Ferris Police Services Board believes that school buses should be as safe as possible and that safety standards should be higher than they are;

THEREFORE BE IT RESOLVED that the Police Services Board of the Municipality of East Ferris request the Attorney General of Ontario to enforce laws that protect students by prohibiting drivers from passing a school bus when dropping off or picking up passengers.

FURTHER, that the Attorney General request that the appropriate provincial government officials review recent proposed changes to school bus regulations by Transport Canada regarding required equipment, including:

- Infraction cameras*
- Extended stop sign arms*
- 360 degree exterior cameras*

FURTHER, that the Attorney General examine the application of camera and fine collection technologies similar to those used on electronically controlled toll highways to ensure that no offending driver is excluded from the law.

FURTHER, that a copy of this resolution be forwarded to Nipissing MPP Vic Fedeli, local school boards and the Ontario Good Roads Association.

In closing, the Municipality of East Ferris Police Services Board wish to thank you for your support on this matter.

Regards,

Pauline Rochefort
Pauline Rochefort, Chair
East Ferris Police Services Board