

# **COMMITTEE OF THE WHOLE**



#### Thursday, April 8, 2021 9:15 a.m. Via Zoom Meeting 9 James Street, Parry Sound, Ontario

To ensure the practice of proper social distancing measures, and to help prevent the spread of COVID-19 in the community, Council Meetings will be held electronically in accordance with section 238 of the Municipal Act, 2001. All Meetings will be recorded, and posted on the Township website for members of the public to view.

# (Add-on)

## 9:15 a.m. FINANCE AND ADMINISTRATION (O)

## 1. Introduction of new members of staff

- Alison Scarrow, Operational Services Administrator
- Alana Torresan, Executive Assistant

## 2. 2021 Budget Update

Pages: 1
Pages: 252-272

3. Vaccine Advocacy

Pages: 2-4

4. Land Acquisition – Hwy 69

Pages: 5-10

5. SMART Tower – Equipment Contract for the SPEEDIER micro-grid project with Lakeland Holding

Pages: 11-20

## 6. Legal Update – No updates to report

Classification: Closed (C) - Closed to the Public Open (O) - Open to the Public

Please note, the timing of matters listed above are approximate and the order in which they are discussed is subject to change.

# 7. Ontario Medical Association. Doctors Day 2021

Pages: 273

# 8. Decibel Project Coalition

Pages: 274-279

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9. COVID-19 Pandemic – Property Tax Support for Taxpayers

Pages: 280-283

## 10:15 a.m. PLANNING AND BUILDING (O)(C)

1. Zoning By-law Amendment Application-Z03-21 (McLennan)

Pages: 21-227

2. Zoning By-law Amendment Application-Z04-21 (Township/Healey Lake Property Owners Association)

Pages: 228-236

3. Closed Meeting 10:00 a.m.

**NOW THEREFORE BE IT RESOLVED** that the Planning and Building Committee move into a CLOSED MEETING at \_\_\_\_\_\_ a.m./p.m., pursuant to Section 239(2)(e) (f) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, to deal with litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

- i) LPAT Appeal to OPA No. 68, ZBLA No. Z02-20, Consent Application Nos. B16-20, B17-20, B18-20, B19-20
- 4. Open Meeting

**NOW THEREFORE BE IT RESOLVED** that the Planning and Building Committee move out of a CLOSED MEETING at \_\_\_\_\_\_ a.m./p.m.

# 5. Building Permit Summary

Pages: 284-286

Classification: Closed (C) - Closed to the Public Open (O) - Open to the Public

Please note, the timing of matters listed above are approximate and the order in which they are discussed is subject to change.

#### 11:30 a.m. ENVIRONMENT COMMITTEE (O)

1. Road Management Action on Invasive Phragmites

Pages: 237-238

# 11:45 a.m. PUBLIC WORKS (O)

1. Operational Services Update

Pages: 239-240

## 12:00 p.m. STRATEGIC COMMITTEE (O)

1. Strategic Plan Update

Pages: 241-251 <mark>Pages: 287-338</mark>

12:30 p.m. LUNCH

1:00 p.m. THE ARCHIPELAGO AREA PLANNING BOARD (O)

A	в	С	D	E	F	G	L	H	3	J	к	L	м	N	Page 3
							-\$	3,896,381 C							F
							\$	705,032 N/C							
2021 BUDGET							-\$	3,191,349			C				
	·		_			EVOCUDITI IDEO	1 mum	NINITURE O	2021		2020	2021	Notes I		4
GENERAL		REVENUES	RVES/LOANS	RVES/LOANS	EXPENDITURES CONTROLLABLE	EXPENDITURES UNCONTROLLABLE	EXPE	CAPITAL	MONIES RAJSED		RAISED	MONIES RAISED	controllable r DIFFEF		
					1					GENERAL					1
OMPF/Hydro/RR	\$ 1,365,800		\$ .	-		-				OMPF	\$1,362,100	\$1,365,800		-\$3,700	
General	\$ 31,000	\$ 438,500	\$ 296,500	\$ 150,000	\$ 2,771,550	\$ 160,547	\$	165,000		General	-\$1,958,529	-\$2,181,097	\$223,949	-\$1,717	
Environment	_				\$ 111,520					Environmental - General	-\$102,500	-\$111,520	\$9,020		8.80
Building/By-law Enforcement		\$ 152,000			\$ 410,040					Building/By-law Enforcement	-\$275,000	-\$258,040	-\$16,960		-6.1
OPP						\$ 9,000				OPP	-\$9,000	-\$9,000		\$0	0.00
Transportation				\$ 263,500	\$ 35,133		\$	263,500		Transportation	-\$25,725	-\$35,133	\$9,408		36.57
Solid Waste - General					\$ 14,700					Solid Waste - General	-\$14,500	-\$14,700	\$200		1.36
Nursing Station		\$ 35,572		\$ 50,000	\$ 81,202		\$	50,000		Nursing Station	-\$30,850	-\$45,630	\$14,780		47.91
Ambulance/Health Unit						\$ 677,675				Ambulance/Health Unit	-\$652,606	-\$677,675	\$0	\$25,069	3.84
DSSAB						\$ 909,553	-			DSSAB	-\$914,179	-\$909,553		-\$4,626	
Belvedere Heights		1				\$ 297,309				Belevedere Heights	\$333,292	-\$297,309	-	-\$35,983	
Donations					\$ 54,774		-			Donations	-\$55,774	-\$54,774	-\$1,000	-900,000	-1.79
Library	\$ 15,072				\$ 6,470	\$ 31,820	-				-\$55,774	-\$23,218	-\$1,000	\$0	
Planning		\$ 50,000	\$ 30,000		\$ 367,500	- 31,020	-			Library					• · · · ·
Reserves	-	0 00,000	\$ 30,000				-			Planning	-\$287,500	-\$287,500	\$0		0.00
					\$ 322,032		-			Reserves	-\$318,844	-\$322,032	\$3,188		1.00
Reserves					\$ 35,000		-			Reserves	-\$191,729	-\$35,000	-\$156,729		-81.75
TOTAL GENERAL	\$ 1,411,872	\$ 676,072	\$ 326,500	\$ 463,500	\$ 4,209,921	\$ 2,085,904	1\$	478,500	-\$ 3,896,381	TOTAL GENERAL	-\$3,831,482	-\$3,896,381	\$85,856	-\$20,957	1.6
										15			1		6
NORTH															1
										NORTH					
Protection					\$ 9,457			- 11		Protection	-\$11,083	-\$9,457	-\$1,626		-14.67
Trans (Roads)		\$ -		\$ 2,219,000	\$ 518,939		\$	2,219,000		Trans (Roads)	-\$500,857	-\$518,939	\$18,082		3.61
Solid Waste - North		\$ 60,000		\$ 80,000	\$ 554,022		\$	80,000		Solid Waste	-\$474,470	-\$494,022	\$19,552		4 12
Cometery					\$ 12.800					Cernetery	-\$19,300	-\$12,800	-\$6,500		-33.68
PABCC			\$ 27,000	\$ 160,000	\$ 143,889		S	160,000		PABCC	-\$114.957	-\$116,889	\$1,932		1.68
PAB Chamber		T	5 .		\$ 12,500		1			PAB Chamber	\$0	-\$12,500	\$12,500		100.00
PAB Dock	\$ 100,000	\$ 2,500	•		\$ 100,480		s	100,000		PAB Dock	-\$96.557	-\$97,980			
Lighthouse	4 100,000	¢ 2,000		\$ 14,000	\$ 5,202		s	14,000					\$1,423		1.47
Dredging	-	<b>9</b> -		\$ 14,000	\$ 5,202		2	14,000		Lighthouse	-\$26,325	-\$5,202	-\$21,123		-80.24
							-			Dredging	-\$5,372	-\$5,284	-\$88		-1.64
Access Points					\$ 2,500		<u> </u>			Access Points	-\$3,000	-\$2,500	-\$500		-16.67
Donations			H.		\$ 34,000					Donations	-\$32,000	-\$34,000	\$2,000		6.25
Reserves				- 11	\$ 295,912		-			Reserves	-\$292,982	-\$295,912	\$2,930		1.00
Reserves		1			\$ 200,000					Reserves	-\$199,799	-\$200,000	\$201		0.10
TOTAL NORTH	\$ 100,000	\$ 62,500	\$ 27,000	\$ 2,473,000	\$ 1,894,985	\$ -	\$	2,573,000	-\$ 1,805,485	TOTAL NORTH	-\$1,776,702	-\$1,805,485	\$28,783	\$0	1.62
SOUTH										SOUTH	-				
															1
Protection		\$ 81,892			\$ 101,798			(A)		Protection	-\$20,948	-\$19,906	-\$1,042		-4.97
Trans (Roads)	\$ 150,000		2	\$ 16,000	\$ 622,359		\$	166,000		Trans (Roads)	-\$592,433	-\$622,359	\$29,926		5.05
Solid Waste - South		\$ 70,000		\$ 46,000	\$ 730,644		\$	46,000		Solid Waste	-\$626,461	-\$660,644	\$34,183		5.46
Donations					\$ 11,000					Donations	-\$10,000	-\$11,000	\$1,000		10.00
Holiday Cove	1	\$ 178,000		\$ 75,000	\$ 189,371		S	75,000		Holiday Cove	-\$46,027	-\$11,371	-\$34,656		-75.29
Access Points				\$ 65,000	\$ 8,500		S	65,000		Access Points	-\$8,200	-\$8,500	\$300		3.66
Reserves					\$ 489,577			00,000		Reserves	-\$484,730	-\$489,577			
Reserves					\$ 400,000					Reserves			\$4,847		1.00
TOTAL SOUTH	E 150.000	E 200 000	S S	\$ 202.000			-	050 500			-\$428,809	-\$400,000	-\$28,809		-6.72
	\$ 150,000	G 329,892	3 .	\$ 202,000	\$ 2,553,249	ф. –	\$	352,000	-\$ 2,223,357	TOTAL SOUTH	-\$2,217,608	-\$2,223,357	\$5,749	\$0	0.26
										SUB TOTAL	-\$7,825,792	-\$7,925,224	\$120,389	-\$20,957	-1.27
Education Tax									1.0.000000						
Education Tax					5 -	\$ 3,245,530			-\$ 3,245,530	Education Tax	-\$3,234,621	-\$3,245,530		\$10,909	0.34
TOTAL BUDGET	\$ 1,661,872	\$ 1,068,464	\$ 353,500	\$ 3,138,500	\$ 8,658,156	\$ 5,331,434	\$	3,403,500		TOTAL BUDGET	-\$11,060,413	-\$11,170,754	\$120,389	-\$10,048	Ē
				5 6 000 000 l				47 000 000		N			\$110		ľ.
				\$ 6,222,336			\$	17,393,090		Non-Controllable	\$3,959,986	\$3,959,562		-\$424	-0.01
				\$ -						Controllable	\$7,100,427	\$7,211,192	\$110,765		1.56
				\$ 6,222,336			-5	511,170,754	(\$11,170,754)						1
										TOTAL BUDGET	\$11,060,413	\$11,170,754	\$110	,341	1.00
										11					76
PP		\$ 700,447				\$ 700.447				OPP	\$710,660	\$700,447		\$10,213	-1.4

Subject: FW: Vaccine Allocation Motion - REVISED From: <bert@colishcreations.com> Date: 2021-03-24, 5:12 p.m. To: "'John B. Fior'" <jfior@thearchipelago.on.ca>, "'MaryAnn Weaver'" <MWeaver@thearchipelago.on.ca>

Hi John,

Please add this to our agenda for our next COW meeting.

Thanks, Bert Bert Liverance bert@colishcreations.com www.bertliverance.com 905 424 8551

#### From: Shari McMillan <shari.mcmillan@healthunit.ca>

#### Sent: March 24, 2021 3:31 PM

To: Ben Mousseau <br/>
bmousseau@powassan.net>; Cindy Pigeau <clerk@calvintownship.ca>; Councilor Don Carmichael <don@carmichael-co.ca>; Councilor Susan Murphy <smurphy@carling.ca>; Deputy Mayor Doug Sewell <dougs@southriver.ca>; Deputy Mayor Tim Brunton <deputymayor@magnetawan.com>; Jenny Leblond <j.leblond@chisholm.ca>; Kerstin Vroom <clerk@magnetawan.com>; Mayor Al McDonald <mayor@northbay.ca>; Mayor Ann MacDiarmid <annmacdiarmid1@gmail.com>; Mayor Carol Ballantyne <mayorballantyne@gmail.com>; Mayor Cathy Still <cathystill56@gmail.com>; Mayor Dale Robinson <drewdorder.ca>; Mayor Gail Degagne <g.degagne@chisholm.ca>; Mayor George Sterling <deputyclerk@ryersontownship.ca>; Mayor Ian Pennell <mayorpennell@gmail.com>; Mayor Jamie McGarvey <jamie@townofparrysound.com>; Mayor Joanne Savage <jsavage@municipality.westnipissing.on.ca>; Mayor Kelly Elik <mayor@strongtownship.com>; Mayor Lynda Carleton <lcarleton50@gmail.com>; Mayor Norm Hofstetter

<norm.hofstetter@townshipofperry.ca>; Mayor Peter McIsaac <PMcIsaac@Powassan.net>; Mayor Robb Noon <rnoon@callander.ca>; Mayor Sam Dunnett
<sdunnett2@gmail.com>; Mayor Tom Piper <piper@nipissingtownship.com>; Michelle Hendry <michelle.hendry@whitestone.ca>; Nancy Austin
<naustin@sundridge.ca>; Nicky Kunkel <clerk@burksfalls.ca>; Reeve Bert Liverance <bertliverance@vianet.ca>; Reeve Bob McPhail <aberdeen@vianet.ca>; Dr.
Jim Chirico <jim.chirico@healthunit.ca>; Dr. Carol Zimbalatti <carol.zimbalatti@healthunit.ca>; Isabel Churcher <isabel.churcher@healthunit.ca>; Shannon
Mantha <shannon.mantha@healthunit.ca>; Andrea McLellan <andrea.mclellan@healthunit.ca>; Greg Rochon <greg.rochon@healthunit.ca>; Sheri Beaulieu
<sheri.beaulieu@healthunit.ca>

Cc: Armour, Township of <clerk@armourtownship.ca>; Bonfield, Township of <deputyclerk@bonfieldtownship.org>; Burk's Falls, Village of <clerk@burksfalls.ca>; Callander, Municipality of <egunnell@callander.ca>; Calvin, Municipality of <clerk@calvintownship.ca>; Carling, Township of <clerksoffice@carling.ca>; Chisholm, Township of <j.leblond@chisholm.ca>; East Ferris, Municipality of <monica.hawkins@eastferris.ca>; Joly, Township of

<clerk.administrator@townshipofjoly.com>; Kearney, Town of <br/>brenda.fraser@townofkearney.ca>; Machar, Township of <br/>bpaulmachar@vianet.ca>; Magnetawan, Municipality of <clerk@magnetawan.com>; Mattawa, Town of <francine.desormeau@mattawa.ca>; Mattawan, Municipality of <mattawan@xplornet.ca>; McDougall, Township of <lwest@mcdougall.ca>; McKellar, Township - Lance Sherk <lance.sherk@township.mckellar.on.ca>; McMurrich-Monteith, Township of (clerk@mcmurrichmonteith.com) <clerk@mcmurrichmonteith.com>; Nipissing, Township of <admin@nipissingtownship.com>; North Bay, City of <karen.mcisaac@cityofnorthbay.ca>; Papineau-Cameron, Township of <clerk@papineaucameron.ca>; Parry Sound, Town of <rjohnson@townofparrysound.com>; Perry, Township of <br/><br/>seguin, Township of <clerk@papineaucameron.ca>; South River, Village of <clerk@southriverontario.com>; Strong, Township of <clerk@strongtownship.com>; Sundridge, Village off <naustin@sundridge.ca>; The Archipelago, Township of <mweaver@thearchipelago.on.ca>; West Nipissing, Municipality of <mducharme@westnipissing.ca>; Whitestone, Municipality of <michelle.hendry@whitestone.ca>

Subject: Vaccine Allocation Motion - REVISED

Hello Everyone,

Further to this morning's email, the Vaccine Allocation Motion has been revised to include paragraph 6:

"Whereas, 26.5% of the population in the Parry Sound District and 22.4% of the population in the Nipissing District are aged 65 years or older, compared to 16.7% for all of Ontario (2016 Census); and"

Please see revised Vaccine Allocation Motion attached for your use.

#### Thank you,

*Shari McMillan* | Management Administrative Assistant | Executive Directors' Office North Bay Parry Sound District Health Unit (705.474.1400 ext 5552 | 1.800.563.2808

From: Shari McMillan Sent: March 24, 2021 10:32 AM Subject: Vaccine Allocation Motion

Hello,

Thank you for attending the bi-weekly municipal leaders meeting last Thursday. An action item resulting from that meeting was for the Health Unit to draft a motion for greater COVID-19 vaccine allocation for municipalities to bring to their Councils for consideration. Please find attached the motion for your consideration and use.



Thank you, Louise Gagné

Shari McMillan | Management Administrative Assistant | Executive Directors' Office North Bay Parry Sound District Health Unit 345 Oak Street West | North Bay, Ontario P1B 2T2 | Canada (705.474.1400 ext 5552 | 1.800.563.2808 \* shari.mcmillan@healthunit.ca | ü www.myhealthunit.ca Facebook | Twitter | LinkedIn | YouTube

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-Attachments:

Vaccine Allocation Motion V2 FINAL.docx

19.4 KB

*Whereas,* the (insert name of municipality here) is within the district of the North Bay Parry Sound District Health Unit (Health Unit); and

*Whereas,* the Health Unit received its first allocation of vaccine more than a month and a half later than Southern Ontario and Ottawa health regions; and

*Whereas,* vaccine allocation for the Health Unit has not increased over time to compensate for the delay in provision of the first vaccine allocation; and

*Whereas,* COVID-19 transmission rates in Northern Ontario, as evidenced by the effective reproduction numbers  $R_{(t)}$ , are among the highest in the province; and

*Whereas,* due to the vaccine allocation, the Health Unit is still in phase 1 of the rollout while public health unit regions in Southern Ontario and Ottawa are in phase 2; and

*Whereas,* 26.5% of the population in the Parry Sound District and 22.4% of the population in the Nipissing District are aged 65 years or older, compared to 16.7% for all of Ontario (2016 Census); and

*Whereas,* the delay in the Health Unit vaccine allocations is causing increasing inequities in the booking of COVID-19 vaccination clinics; and

*Whereas,* due to the vaccine allocation, Indigenous populations have not received their required allocation.

**Now Therefore Be It Resolved,** that the (insert name of municipality here) request that the vaccine allocation be prioritized to public health unit regions that are still in phase 1 to enable them to catch up to those regions in Southern Ontario and Ottawa; and

**Furthermore Be It Resolved**, that this motion be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Christine Elliot, Minister of Health, Vic Fedeli, MPP – Nipissing, Norm Miller, MPP – Parry Sound-Muskoka, John Vanthof, MPP – Timiskaming-Cochrane, Mayors/Reeves within the North Bay Parry Sound District Health Unit district, Ontario Boards of Health, and the Association of Local Public Health Agencies (aIPHa).

# The Township of The Archipelago

# **Recommendation Report to Council**

Report No.:Corp Services-2021-02Date:March 31, 2021Originator:J Villeneuve, Manager of Corporate ServicesSubject:Proposed acquisition of lands (Hwy 69, Pointe au Baril)

#### RECOMMENDATION

1. That Council direct staff to proceed with the transfer of title for property described as PIN #5224600557 subject to appropriate findings from an Environmental Review of those lands.

#### **BACKGROUND / HISTORY**

In 2012, The Town of Parry Sound on behalf of the Parry Sound District EMS acquired property on Highway 69 just south of Pointe au Baril for the purposes of establishing a new permanent base for part of the District's ambulance service staged out of the Pointe au Baril area. Over the following years alternate plans materialized to co-locate the proposed ambulance service with a new Nursing Station facility on the Community Center property the township owned and operated on South Shore Road. Plans for use of the Highway 69 site were abandoned and the property has remained vacant with no identified uses since the Parry Sound District EMS occupied their new permanent location on South Shore Road in 2016.

The Township of The Archipelago while very geographically extensive has relatively few land parcel holdings. From time to time when opportunities for low-cost property acquisitions materialize efforts have been made to examine the uses of these lands for application in future township initiatives and activities supporting infrastructure.

This property (1.37 acres) described by PIN #5224600557 has been identified for possible internetinfrastructure uses and will also be accessed by the future service road leading to the village of Pointe au Baril after Hwy 400 expansion and interchange are completed. This property and its location could facilitate future signage interests for the Pointe au Baril Community as another potential use.

Attachment #1 – Resolutions by Town of Parry Sound to declare surplus and sell property to the Township of The Archipelago. Attachment #2 – Site Sketch and Key Map

Attachment #3 – Property Survey

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#### ANALYSIS/NEXT STEPS

There is an element of purchaser due diligence that must be taken prior to moving forward with this proposed purchase. The Township will engage a firm to provide an Environmental Review of the lands being considered for purchase.

Acting only upon favorable findings from the Environmental Review staff would then proceed with undertaking the legal elements of transferring ownership.

#### FINANCIAL IMPLICATIONS

The purchase price in the transaction is only \$1. The actual cost of acquiring the lands is approximately \$9,000 and is based solely on the incurred costs of undertaking the legal elements of transferring ownership and any purchaser due diligence (i.e. Environmental Review).

As per the supporting resolution from the Township of Parry Sound, the transfer of the property to the Township is to include the provision of high-speed internet when it becomes available, to the EMS tenants of the Township's Nursing Station/EMS building. The provision of internet service to the facilities located on Township's Community Center property – 13 South Shore Road – is already part of internet connectivity initiatives. It is not anticipated that costs associated with this requirement will add any significant yearly capital or operating costs to working budgets going forward.

This property is already exempt from taxation and any transfer to the township will not impact the existing tax base.

#### CONCLUSION

It is recommended that Council approve the findings as described within the report and direct staff to proceed with the transfer of title for property described as PIN #5224600557 subject to appropriate findings from an Environmental Review of those lands.

Respectfully Submitted,

Joe Villeneuve Manager of Corporate Services

I concur with this report and recommendation

John B. Fior Chief Administrative Officer

# The Corporation of the Town of Parry Sound

By-law 2019 - 6941

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ATTACHMENT 1 Zpas

Being a By-law to declare property surplus to the Town's needs and to identify a means of sale for Town-owned property legally described as HARRISON LOCATION CL 16222; CON 2 PT LOTS 24 AND 25 RP;42R19262 PART 1 RP 42R19322;PART 1 now located in the Township of The Archipelago

WHEREAS pursuant to Section 268 of the Municipal Act, 2001, S.O. 2001, c.25, Council is empowered to sell land; and

WHEREAS Town Council has determined that the property described as HARRISON LOCATION CL 16222;CON 2 PT LOTS 24 AND 25 RP;42R19262 PART 1 RP 42R19322;PART 1 is surplus to the Town's needs (as identified on the attached map);

WHEREAS the Town of Parry Sound wishes to sell this property to The Township of The Archipelago for the sum of One Dollar,

AND WHEREAS the Township of The Archipelago agree to provide services in the form of highspeed internet to the EMS base located in Pointe au Baril when it becomes available at no cost:

Now Therefore The Council Of The Corporation Of The Town Of Parry Sound Enacts As Follows:

1. The lands identified on the map attached as Schedule "A" are hereby declared surplus to the needs of the Town;

2. Council deems it in the public interest to exempt this property from the requirements of By-law 96-3845, being the procedure for sale of real property;

3. The Township of the Archipelago shall be responsible for all costs associated with the transfer of ownership including the Town's legal fees and a survey;

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· Corporation of The Town of Parry Sound

Passing of By-law No: 2019 - 6941

2<sup>nd</sup> Day of July, 2019

Moved by Councillor

Seconded by Councilor

That By-law No: 2019 - 6941

Being a By-law to declare property surplus to the Town's needs and to identify a means of sale for Town-owned property legally described as HARRISON LOCATION CL 16222; CON 2 PT LOTS 24 AND 25 RP;42R19262 PART 1 RP 42R19322;PART 1 now located in the Township of The Archipelago

be considered as read a first time.

- Carried -

Are all members in favour of having the second and third readings?

Moved by Councillor

Seconded by Councillor

That the By-law Above Mentioned Be Considered as Read A Second, And Third Time, Passed, Signed and Sealed.

- Carried -

Entered as Part of The Minutes of the Meeting Held this 2<sup>nd</sup> day of July, 2019.

Jamie McGarvey

Clerk, Rebecca Johnson

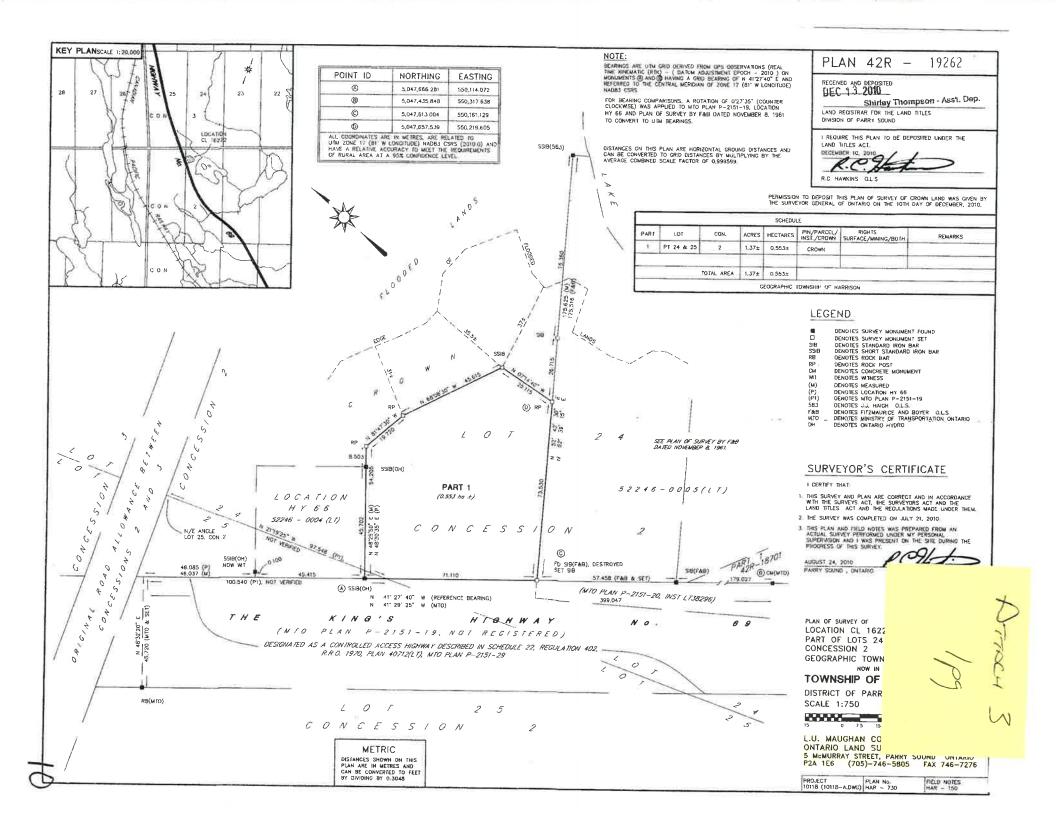
Postponed to:	
Amends By-law:	
Repeals By-law:	
By-law Amended:	
By-law Repealed:	

Certified to be a true and correct copy, dated: Nollephiler 29, 2019

Rebecca Johnson, Clerk/Commissioner







# The Township of The Archipelago

# **Recommendation Report to Council**

Report No.:Corp Services-2021-03Date:March 31, 2021

Originator: J Villeneuve, Manager of Corporate Services

Subject: SMART Tower - Equipment Contract for the SPEEDIER micro-grid project with Lakeland Holding

#### RECOMMENDATION

1. That Council support the installation of a Tesla Powerwall at its SMART Tower (25 George Street, Parry Sound) and direct staff to execute the necessary agreements with Lakeland Holding to receive the equipment for a period of 5 years.

#### BACKGROUND / HISTORY

On July 23rd, 2019, the Parliamentary Secretary, Paul Lefebvre, Natural Resources Canada, announced \$2.9 million in funding under NRCan's Smart Grid Program. The project funding was to support a resilient, highly controlled micro-grid, the first of its kind, SPEEDIER.

As Parry Sound is heavily energy constrained the importance for proper electrical load management is integral to grid sustainability and even economic development/growth. By leveraging global partnerships with cutting edge firms, specializing in hardware and software, Bracebridge Generation has begun to do exactly that.

The project is not possible without involvement from partners, outside of those directly attached to the project. Specifically, they require landowners within the sample micro-grid (MS3 feeder) to participate and agree to the installation of various smart controls. Examples of these controls include, hot water tank controllers, Tesla Powerwalls, and level 2 vehicle charging stations. Township staff learned of the opportunity to become a participant in the project using it's property within the micro-grid on George Street (Tower Hill) that supports the SMART Tower. Following a site assessment, it was determined the Township could accommodate the installation of a Tesla Powerwall.

Shedding electrical load, during times of peak use, is integral to avoiding 'brown outs', undersupply of power. The use of these control-able technologies allows the project team to look at peaking predictions and schedule when to strategically take assets off the grid, thereby reducing demand. Doing so will not impact the project partner negatively and will be transparently controlled in the background.

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#### ANALYSIS/OPTIONS

The Tesla Powerwall is a large capacity battery (13.5kWh) capable of maintaining the operations critical circuits (lighting and communications equipment) during a power outage, for an extended period (6-12hrs). It will be installed at zero cost to the Township. The lease for the Tesla Powerwall is 5 years. At the end of the 5-year term, the Town has the option of either (a) having the Powerwall removed, at no cost OR (b) entering into a long-term lease agreement for its continued use. The terms of the subsequent lease has not yet been defined.

#### FINANCIAL IMPLICATIONS

No impacts on the township's Operating Budget initially: possible cost after 5 years for continued lease of the Tesla Powerwall (TBD). After year 5 Township can have equipment removed at no cost if not interested in the terms of a continued lease.

#### CONCLUSION

This project supports a core service at the SMART Tower by ensuring backup power solution exists.

The SPEEDIER project has importance to the Town of Parry Sound and the Township's participation in it would be in association with the Good Neighbour guiding principal.

This project ties into our participation for the ICECAP initiative and contributes to measuring and reducing our Carbon Footprint.

It is recommended that Council authorize staff to execute the equipment agreement for a Tesla Powerwall with Lakeland Holding.

Respectfully Submitted,

Joe/Villeneuve Manager of Corporate Services

I concur with this report and recommendation

John B. Fior Chief Administrative Officer

Enc. Equipment Agreement from Lakeland Holding.

# Project SPEEDIER Looking To Bring Better Electrical Reliability To Parry Sound

SHARE ON:



🙆 (photo via Bracebildge Genelativis)

Project SPEEDIER is one step closer to providing residents of Parry Sound with more reliable energy sources.

On Thursday, Bracebridge Generation announced significant progress to their innovative project which is set to assist Parry Sound in meeting its goals on becoming one of the first net-zero communities in Canada.

SPEEDIER will also demonstrate the ability to increase electricity reliability, defer costly upgrades, help speed the adoption of electrical vehicles and give residents greater control over how they use energy.

This project is led by Bracebridge Generation with support from the Town of Parry Sound and a \$2.9million investment from the Federal government.

COO of Lakeland Holding Ltd. Vince Kulchycki says they are excited to announce that the asset deployment stage of the project is fully underway.

"The construction includes the installation of a S00kW AC/648kW DC Solar Net Metering Solution and a 2.514 MWh Tesia Battery Energy Storage System located at the former landfill site, utilizing an area that would normally be left unused. All environmental studies are complete, and construction is projected to be complete late Fall 2020".

In addition, Bracebridge Generation is working with Georgian College's Research and Innovation department, to develop a Green House Gas Emission report specifically outlining the potential reduction of GHG Gas emissions by deploying these types of assets into communities like Parry Sound.

"We are supporting Bracebridge Generation efforts to make Parry Sound one of the first net-zero communities in Canada," Canada's Minister of Natural Resources. Seamus O'Regan said in a press release. "Initiatives like this are helping more communities access clean, affordable transportation and power."

Parry Sound Mayor jamle McGarvey notes the town is very enthusiastic to be working with Bracebridge Generation to develop and implement the SPEEDIER project in Parry Sound.

"This project will demonstrate the viability of clean energy technologies in our communities, which is of the utmost importance given the challenges of climate change and sustainability. Canada is aiming to achieve a net-zero emissions future by 2050, and Parry Sound is honoured to be at the forefront of this ambitious undertaking."

Working closely with other key community organizations and residents, the project will also see 50 Hot Water Tank controllers, 10 Tesla Powerwall batteries, and Level II and III Electric Vehicle Chargers installed.

These assets are also scheduled to be deployed this summer.

if you would like further information pertaining to project SPEEDIER and would like to know how you can get involved, head here.





#### Serial # references:

Tesla Gateway:

Tesla Powerwall :

#### (if a corporation, insert corporate legal name): Corporation of the Township of The Archipelago (participant).

Bracebridge Generation Ltd ("BG") and Opus One Solutions ("OO") are launching a demonstration project, known as SPEEDIER, to increase the amount of distributed energy resources available on the electric grid (the "Grid") while providing a superior service to a select group of Lakeland Power customers. Participation in this Project includes the lease of a Powerwall battery (as defined in Section 1) manufactured by Tesla, Inc. ("Tesla") to provide backup power to the home/business and to assist Lakeland Power Distribution Ltd with BG Ltd. more effectively managing the Grid, particularly during peak usage. Tesla and MPOWER Energy Solutions (MPOWER) are third-party beneficiaries of this Agreement, which means that the Agreement also governs the relationship between you and Tesla and MPOWER regarding their role in the Project. By signing this Agreement, you are making the commitments below to BG, OO, MPOWER and to Tesla, and all companies will rely on your commitments in order to perform their roles.

#### **Participant Location:**

9 James Street, Parry Sound, Ontario – P2A 1T4

#### Customer: Township of The Archipelago (the "Customer")

Account Number:

#### Address for Installation: 25 George Street, Parry Sound

Quantity
1

- 1. **Project Description:** Customers participating in the SPEEDIER Pilot Project (the "Project") will receive a zero dollar, five year lease of a Tesla Powerwall 2 and Tesla Backup Energy Gateway (the "Devices"), and both will be installed in their home/business by MPOWER. The Powerwall will provide Customer with backup power during a Grid outage. Duration of backup power will depend on the amount of energy stored in the Powerwall at the time of outage. The SPEEDIER Pilot Project also provides BB and OO with the ability to access the Powerwall for the purpose of demonstrating components of the SPEEDIER Pilot Project. Installation includes a Tesla Backup Energy Gateway that provides communication and integration into an energy management platform owned by Tesla and used by both BB and OO as part of this Project. Communication between the Powerwall and BG and OO is via the Platform using the Customer's Internet connection.
- Agreement: BG agrees to lease to Customer and Customer agrees to lease from BG the Tesla Backup Energy Gateway and the 13.5kWh lithium-ion battery with an integrated inverter (together, the "Powerwall") identified at the beginning of this Agreement. BG will maintain ownership of the Powerwall for the entire term of the Agreement.
- 3. Term: This Project Agreement ("Agreement") shall commence upon installation of the Powerwall and continue for a period of five (5) years (the "Term"), or until either Customer or BG terminates this Agreement. At the end of the Term, the Customer may take possession of the Powerwall by means of a long term lease agreement defined at the end of the Term or have it removed at no cost, as set out in Paragraph 15 of this Agreement.





- 4. Eligibility: for the Project: Participation in the Project is only open to select Lakeland Power residential and or business service customers who meet the eligibility criteria for the SPEEDIER Pilot Project.
- 5. Payment: There is no payment due upon signing the Agreement and no security deposit.

#### Participant Agreement

#### SPEEDIER PARTICIPANT AGREEMENT

- 6. Termination: At any time prior to the installation of the Devices, Customer may cancel this Agreement with no financial obligation by notifying BG.
- 7. Energy Losses and Savings: When energy is flowing into and back out of the battery, some of the energy will be lost as a natural part of the charging and discharging process. The Customer will be 'made whole' for these energy losses as the battery charges with low priced off-peak electricity and discharges into the home/business during high priced peak times.
- 8. Customer Termination: Customers may cancel the Agreement and withdraw from the Project after two (2) years by providing notice to BG ("Early Termination"). Customer shall surrender the Powerwall to BG in the same condition it was in at the time of installation, ordinary wear and tear excepted. If Customer does not permit BG to remove Powerwall from the home/business within thirty (30) days after Early Termination, a \$9,250 Powerwall equipment charge will be issued after the thirty (30) days has elapsed. Customer will be responsible for repairing cosmetic damage to their home/business resulting from the removal of the Powerwall.
- **9. BG Termination:** BG may terminate this Agreement and/or the Project at its sole discretion for any reason. If BG terminates this Agreement, BG shall remove the Powerwall from the home / business within thirty (30) days of sending its Notice of Termination to Customer. Customer will be responsible for repairing cosmetic damage to their home/business resulting from removal of the Powerwall. If Customer would prefer to buyout and own the Powerwall, a \$9,250 one-time charge will be issued to Customer payable to BG thirty days after termination.
- 10. Installation: BG and MPOWER will work with the Customer to schedule installation of the Powerwall and any associated equipment. Customer gives BG, MPOWER, and its approved contractors and agents, permission to enter the home/business to perform the installation and any maintenance, repair, or removal activities during the Term of this Lease. Failing or refusing to allow reasonable access will be a Default. Participation in the Project includes materials and labor associated with a typical installation of the Powerwall. A typical installation costs will be the responsibility of BG. BG and MPOWER are not responsible and bear no liability for the malfunctioning of existing electrical equipment at the home/business, including but not limited to the main electrical service panel, any major electrical devices, or any other fuses or similar devices. Any damage to your home/business or property during installation caused by BG or its installers shall be repaired or paid for by BG, subject to the limit of liability in *Section 17*.
- 11. Powerwall Communication: Customer acknowledges that the Devices will not be fully accessible by BG and OO and/or their manufacturers without: (i) a working and reliable Wi-Fi network in Customer's home/business that is positioned to communicate reliably with each Device; (ii) a user account for each Device where applicable; (iii) other system elements that may be specified as required by the manufacturer of any of the equipment (i.e. smart phone apps). Customer also acknowledges his/her responsibility for compliance with all applicable agreements, terms of use/service, and other policies of each Device manufacturer and the Customer's Internet service provider.
- 12. Powerwall Access: The Powerwall will be installed with partial home/business backup power capability, as feasible and in compliance with all applicable laws, standards, and regulations. As Lessee, Customer's control over the Powerwall is limited to its usage as a backup power source in the event of a power outage up to the point that the battery is completely depleted. Duration of backup power will depend on the amount of energy stored in the Powerwall at the time of outage. BG shall have the ability to continuously utilize the Powerwall at its sole discretion for the Term and has the right to use up to 80% of the energy in the battery. BG will reserve no less than 20% of the energy in the battery for Customer backup power. OO and MPOWER shall have access to the Powerwall for the purposes of operation, maintenance, and support in accordance with the manufacturer's specifications and warranty for the entire period of installation. Customer agrees to permit all software and system upgrades as required by Tesla. BECAUSE THE BATTERY CAN BE DEPLETED AT ANY TIME, YOU SHOULD NOT RELY EXCLUSIVELY ON THE BATTERY TO POWER LIFE-SUPPORTING EQUIPMENT.

# SPEEDIER



- 13. Warranty and Maintenance: BG has secured Tesla's commitment to warranty the Powerwall to Customer as set forth on the Limited Warranty, attached as Exhibit A for informational purposes only (the "Limited Warranty"). MPOWER and its subcontractors will be responsible for maintenance and warranty issues of the Powerwall and Customer should contact BG for any maintenance or warranty concerns. MPOWER and its subcontractors shall be provided access to the Powerwall for the purposes of operation, maintenance, and support in accordance with the manufacturer's specifications and warranty for the entire period of installation.
- 14. Customer Care and Maintenance Obligations: Customer is responsible for compliance with all warranty requirements relating to the Powerwall and agrees not to tamper with the Powerwall and to permit only MPOWER and its subcontractors to work on the Powerwall. The Customer shall not permit the removal, relocation, alteration, or repair of or tampering with the Powerwall without the written permission of BG. The Customer shall not permit the Powerwall to be abused or damaged and shall not permit the nameplate identifying the Powerwall as the property of BG to be defaced or removed. Costs for repairs that are the result of abuse or damage to the Powerwall are not covered this Agreement. Customer shall be liable for all such repairs. Customer shall maintain functional Internet connectivity with Wi-Fi capabilities for the duration of this Agreement.
- **15.** Lease End Procedures: At the end of the five (5) Year Term, Customer may elect to take possession of the Powerwall by means of a long-term lease agreement defined at the end of the Term. Alternatively, Customer may request removal of the Powerwall at the end of the Term at no cost.

#### 16. Customer Acknowledgements:

**a.** I acknowledge that BG or OO will control the charge and discharge of the Powerwall installed in my home/business. I agree that BG and OO may access my Devices remotely for that purpose, and to monitor performance, perform diagnostics and upgrade firmware. Only the energy in the battery at the time of a grid outage will be available to me for backup power services during that outage. BG will reserve no less than 20% of the energy in the battery for Customer backup power.

**b.** I acknowledge that the Powerwall will only provide me with backup services for the duration of this agreement (and only as provided in Section 17. (a)).

c. I acknowledge that Tesla owns all intellectual property rights associated with the Powerwall and its firmware, and any Tesla- provided software to be used in the SPEEDIER Project. I understand that as part of the SPEEDIER Project, I will be required to provide certain information, including personally identifiable information, to both BG, OO, MPOWER and the third-party manufacturers of the Devices (including Tesla). By providing this information and signing up to participate in the SPEEDIER Project, I consent to this information, as well as other information related to energy usage, being shared between BG, OO, MPOWER, Tesla and other third parties responsible for the management of the Grid. Information obtained by BG or provided to BG by Tesla shall be used in accordance with Lakeland Holding's Privacy Policy, which is available upon request. Information provided to Tesla will be subject to Tesla's Privacy Notice, attached as Exhibit B, and found at www.tesla.com/legal.

**d.** I acknowledge that to enroll in the SPEEDIER Project, I will need to consent to disclose my Lakeland Power Distribution Ltd. account data.

e. I acknowledge that to enroll in this SPEEDIER Project I will need to review and approve Tesla's "Customer Privacy" terms, which will be delivered to me upon installation of the Powerwall in my home/business.

- 17. Liability: To the fullest extent allowed by law, except for claims covered by the Limited Warranty, neither BG, Lakeland Power Distribution, OO, MPOWER nor Tesla shall be liable for any direct, indirect, special or consequential damages to any persons or property resulting from or arising out of any use, repair, delay in repairing, replacement of, or modification to any of the Devices. Customer hereby agrees that his or her sole remedy is the repair or replacement of the Powerwall as provided by the Limited Warranty. In no instance shall BG, Lakeland Power Distribution, OO MPOWER or Tesla be liable or any damages in excess of ten thousand dollars (\$10,000)..
- 18. Indemnification: Customer acknowledges that Devices could fail or malfunction in such a way as to cause damage to property and person. The Customer shall indemnify and hold harmless BG, Lakeland Power Distribution, OO, MPOWER, and Tesla for any injury or damage to any persons or property, arising from access and use of the Devices caused by any breach of this Agreement by the Customer, by the negligence of the Customer or of his or her household





members, agents, servants, employees, tenants, licensees, invitees, tenant's invitees, or independent contractors.

Risk of Loss: Insurance. Customer shares the risk of loss, theft or damage to the Powerwall from any cause during the term of this Agreement. BG recommends obtaining or ensuring that the Powerwall is covered under your homeowner's/ business insurance.

20. Miscellaneous:

a. This Agreement shall be governed by the laws of the Province of Ontario.
b. Except for the privacy policies referenced in Paragraph 16(c) and (d), this Agreement is the entire agreement between BG and Customer pertaining to the SPEEDIER Project and supersedes any and all prior agreements, understandings, representations, and statements between the parties, whether oral or written. Any change to the terms of this Agreement must be in a writing signed by both parties.

**c.** The parties agree that any dispute arising out of this Agreement shall be brought before a court in the Province of Ontario.

#### 21. Change in Home / Business Ownership:

**a.** Customer acknowledges that the Customer is required to own the premises where the Powerwall is installed. By signing below, Customer represents that the Customer owns the premises where the Powerwall is installed.

**b**. In the event of a sale of the home/business where the Powerwall is installed, Customer shall provide BG with thirty (30) days advance notice of the sale. Upon such notice, Customer will be provided information to share with buyer of the home/business about assuming this Agreement. Both parties will be required to sign an Assignment of Agreement provided by Bracebridge Generation which will be contingent on the consummation of the sale of the home/business ("Closing"), and which must be returned to BG prior to the Closing. If the buyer of the home/business does not agree to assume the Agreement in writing, the sale shall be considered a Customer Termination, and is subject to the terms described in Paragraphs 8 and 9. Customer must then allow for removal of the Powerwall prior to the Closing or will be assessed the applicable \$9,250 fee described in Paragraph 8.

- 22. Electronic Communication: As a participant in the SPEEDIER Project, Customer consents to receive communications from BG, OO, MPOWER and Tesla electronically. Customer agrees that any agreements, notices, disclosures, or other correspondence provided by BG in electronic format satisfy any legal requirement that such communication be in writing.
- 23. Collection of Personal Information: Protecting your personal information is important to us. For the purposes of communicating with you and servicing you effectively, we will need to collect some personal information from you. We will only collect such information with your permission, and we will explain the intended use. We retain this information for as long as we deem necessary based on the reason you provided it. We will not use or disclose your personal information for anything other than the stated purposes, except with your consent or as required by law.
- 24. Customer Concerns and Notice: BG appreciates your participation in creating a more sustainable energy future and we are committed to providing you with a great customer experience. Any Customer who experiences an issue with the Powerwall, has any questions on the operation, may contact the SPEEDIER Team at 844-227-6236. Any Notice required under this Agreement shall be sent to: contact@speedier.com
- 25. This agreement is transferable to affiliates of Bracebridge Generation Ltd., which are subsidiaries of Lakeland Holding Ltd., including but not limited to Lakeland Power Distribution Ltd. or Lakeland Energy Ltd.

Participan	t Representative:
Title:	•
Date:	

Joe Villeneuve Manager of Corporate Services April 9, 2021

Signature:

Bracebridge Generation Ltd. Representative: Suite 200 395 Centre Street North Huntsville, ON P1H 2M2

Title:

Chief Operating Officer

Vince Kulchycki

Date:

Signature

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## EXHIBIT A: TESLA POWERWALL WARRANTY (CANADA)

Attached: Powerwall 2 ACWarrenty Canada English.pdf





## **EXHIBIT B: TESLA POWERWALL PRIVACY NOTICE**

Attached: Tesla Powerwall Privacy Notice english.pdf





#### **EXHIBIT B: CONSENT TO DISCLOSE ELECTRICITY ACCOUNT DATA**

I am the customer of record for the electricity account (listed on Page 1 of this Agreement) and am authorized to consent to the release of the following electricity account information (the "Electricity Account Data") for the home/business:

#### Historical consumption data

I (Customer), Township of The Archipelago, hereby consent and authorize Lakeland Power Distribution Ltd. to release to BG Ltd identified below my Electricity Account Data for the designated period July 2019 to July 2024 for the purpose of participating in the SPEEDIER Project.

I understand and agree that such Electricity Account Data may reveal information about the way electricity is used at the home/business.

Authorized Recipient of Electricity Account Data (the "BG / SPEEDIER and DEMOCRASI"): BG Ltd. (Project Lead) and MPOWER (Installer) and required partners of SPEEDIER and DEMOCRASI. Program Phone Line: 844-227-6236

#### PLEASE SEND COMPLETED FORM BY EMAIL TO contact@speedier.com





**TO:**Chair Frost and Member of the Planning & Building Committee**FROM:**Cale Henderson, Manager of Development & Environmental Services

**DATE:** April 8, 2021

**RE:** Zoning By-law Amendment No. Z03-21 510 Blackstone Crane Lake Road (Crane Lake Marina), Being Parts 2,4,8 and 9 on Plan 42R-21246, Geographic Township of Conger

OWNER: N.D. McLennan

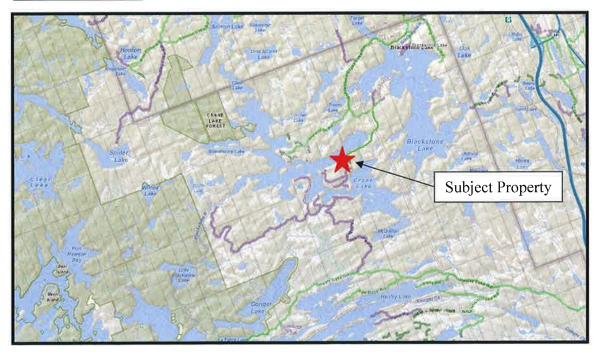
AGENT: John Jackson Planner Inc.

## PROPOSAL:

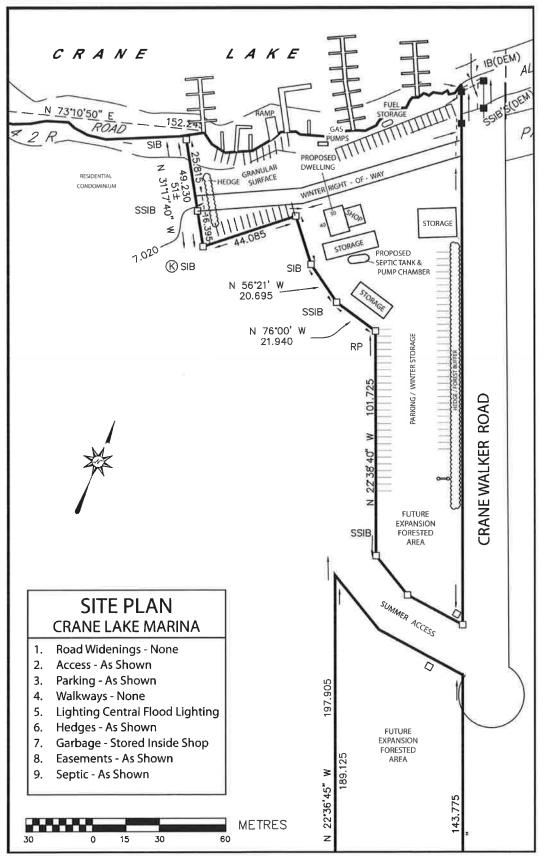
The purpose of the proposed Zoning By-law Amendment is to amend the current Marina Commercial Exception 3 (MC-3) Zone on the subject property. The current zoning allows the subject property to be used as a marina; however, the special exception zoning prohibits a dwelling unit to be used as an accessory or secondary use on the subject property.

The effect of the proposal is to amend the site specific zone to permit a dwelling unit to be located on the subject property.

## LOCATION MAP:



# SITE PLAN:



#### **PLANNING INFORMATION:**

Ward:	5
Official Plan Neighbourhood:	Crane Lake
Zoning:	Marina Commercial Exception 3 (MC-3)
Lot Area:	2.0 ha (4.9 ac)
Access:	Blackstone-Crane Lake Road (Municipal, Year Round) & Crane-Walker Road (Municipal, Seasonal)

#### BACKGROUND:

The subject property was historically part of the adjacent resort lands (Crane Lake Resort). In 2017, Council for the Township of The Archipelago Council adopted Official Plan Amendment No. 62, which facilitated the conversion of the commercial resort to a residential condominium and to separate the marina lands from the remainder of the resort.

Through this process, concerns were raised with respect to the future viability of the marina and the potential it would only be used residentially. To address these concerns, a site specific zoning was applied to the marina lands, to prohibit the establishment of a dwelling, thereby avoiding this potential issue.

The owner has received an offer to purchase the marina, conditional upon an amendment to the site specific zoning, to permit the establishment of a dwelling as an accessory use to the Marina.

A copy of the application and supplementary information are attached as Appendix A. The draft by-law is attached as Appendix B

## PUBLIC MEETING SUMMARY:

A public meeting was completed on March 12, 2021. Correspondence was received and provided to Council for its consideration. In addition, multiple members of the public and representatives of Crane Lake Association attended the public meeting. As summarized at the public meeting, the community remains concerned with the future viability of the marina and its ability to service the local community. Other concerns were raised regarding the size, location and number of dwelling units, potential impacts on water quality, possible future expansion of the marina into Natural State (NS) Zoned lands, conformity with original approvals (OPA No. 62) and the level of community engagement and public notification provided to the community. Subsequent to the public meeting, we received one additional email from Mr. Mike Steele, previous operator of Crane Lake Marina. The correspondence is attached as Appendix C.

## POLICY:

#### 1. Comprehensive Zoning By-law No. A2000-07

Section 9.1 of the Zoning By-law lists the General Use provisions for the Marina Commercial (MC) Zone, it states:

#### '9.1 General Use Provisions:

#### 9.1.1 MC – Permitted Uses

#### Main Use:

• Marina

#### Secondary Uses:

 a dormitory, restaurant, construction equipment storage, contractor's yard, custom workshop, or retail store, all permitted in conjunction with a marina

#### Accessory Uses:

- Uses, buildings and structures accessory to a Main or Secondary Use
- Single detached dwelling or a dwelling unit in a commercial building'

However, as part of the site specific Marina Commercial Exception 3 Zone, 'Section 9.2.3.1 of the Zoning By-law states:

#### 9.2.3.1 Permitted Uses, Buildings and Structures

The uses permitted in Section 9 – Marina Commercial (MC) Zone with the exception that a dormitory shall not be permitted as a secondary use and a single detached dwelling or dwelling unit in a commercial building shall not be permitted as an accessory use.

The proposal is to remove the above restriction and permit a single detached dwelling or dwelling unit to be located on the subject property as an accessory use. Section 9.1.4 of the Zoning By-law provides for the provisions for residential uses on a property zoned Marina Commercial (MC). It states:

#### '9.1.4 Provision for Residential Uses

In the case of a single detached dwelling, a dwelling unit in a commercial building, and a dormitory, the following regulations shall apply:

*i)* A maximum of two dwelling units may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use. The dwelling units may either be a single

detached dwelling or a residential unit within a commercial building;

- *ii)* All residential units must be serviced by a private water supply and sewage system;
- *iii)* Any residential use permitted in Section 9.1.1, must be accessory to the main commercial use;
- iv) The minimum ground floor area of the detached dwelling shall be 50  $m^2$ ;
- v) The maximum height of the single detached dwelling shall not exceed:
   Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m.
  - Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m.
- vi) The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively;
- vii) Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot.
- viii) A dwelling unit in a commercial building must have a minimum total floor area of 35 m<sup>2</sup> up to a maximum total floor area of 300 m<sup>2</sup> for each unit;
- *ix)* A Maximum Total Floor Area of 300 m<sup>2</sup> for each single detached residence;
- x) A Total Lot Coverage of 5 % for all residential units is permitted;
- xi) A maximum of four units are permitted within a dormitory.

The above provision would permit up to a maximum of two dwelling units, each having a maximum total floor area of up to 300 m<sup>2</sup>.

#### **Conclusion**

In review of the above regulations and the proposal submitted, it is recommended that a future dwelling be limited to a single dwelling unit, with a maximum size of 112 square metres (1200 square feet), as proposed within the submitted site plan. Limiting the property to a single dwelling and restricting its size, will help to ensure the residential use on the subject property remains accessory to the main marina use. At this time, it is not recommended that a specific location be identified for the dwelling, as there may be constraints with the proposed location relating to its proximity to the existing garage and the septic system on the adjacent property, as a result it would be premature to identify a specific location without being in receipt of additional information. In accordance with the above recommendation, a draft by-law has been prepared for the consideration of Council However, should Council be concerned with the future location of the dwelling, the by-law could be drafted to limit the location to a more general area.

## 2. Official Plan

As a water access community, The Township of The Archipelago, through Official Plan policies, recognizes the important service and vital role marinas provide to the residents of the Township. For greater context, below are excerpts from the Official Plan, highlighting the importance and role of marina facilities.

## **'5.12 Transportation**

The Township recognizes the important role that water access facilities such as marinas, resorts, and private land and public water access areas provide for residents of the Township. These areas are important 'nodes' and transportation interchanges which require careful consideration by this Official Plan and in municipal decisions.'

## '5.15 The Eastern Georgian Bay Coast

## **Community and Economic Development**

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

## 'Section 6 – Land Use Policy - Commercial Policies

**6.18** ... the retention of the marine commercial land base in the Township, particularly on the inland lakes and the mainland shoreline of Georgian Bay, is important to the long term access needs of the residents of The Archipelago. Therefore, the rezoning of marine commercial land with significant shoreline on the mainland of Georgian Bay or the inland lakes, to non-marine commercial uses, will not be supported.'

**'6.19** Further to Section 6.18, careful regard will be given to applications that seek to rezone waterfront commercial lands which would remove or restrict water access. Such a request must be submitted together with an appropriate planning report which must clearly demonstrate that the property is either unsuitable for the provision of water access or, if water access is provided, the

applicants must demonstrate that access can be successfully gained elsewhere in the same area.'

#### 'Section 13 – Roads and Transportation

**13.3** The Township supports water access facilities such as marinas and will work with business owners, local residents, and other levels of government such that water access points remain available to the residents of the Township.'

The proposed amendment will not remove or restrict water access. The property will maintain the Marina Commercial (MC) zoning and the main permitted use will continue to be Marina. However, as discussed at the public meeting, should the marina use on the property cease, it would not be feasible to remove or restrict the use of an existing dwelling unit.

#### 'Section 17- Waterbody Use Policy

#### Marina Policy

**17.4** The Township of The Archipelago recognizes the importance of marina facilities that cater to the water access needs within the Municipality. The Township will support the maintenance of marina facilities and their expansion so long as such expansions are consistent with the policies of this Plan, the implementing Zoning By-law and site plan requirements.'

**'17.7** All commercially zoned lands and their dock areas will be subject to site plan control under The Planning Act. Expansion of marina facilities will be encouraged whenever such expansions are consistent with the objectives of this Plan and the private enjoyment interests of adjoining property owners.'

**'17.10** The Municipality will support the continued use of existing commercial marina facilities in accordance with Section 6 - Land Use Policies.'

**'17.11** The Zoning By-law will set out criteria for the expansion of marine and tourist commercial uses that implement the waterbody use policies of this Plan including use restrictions, setbacks, lot coverage, car parking requirements and building heights.'

The above policies clearly outline the importance of marinas and the valuable and critical service they provide to the local community. The proposed zoning by-law amendment to permit a dwelling to be located on the marina property, would appear to facilitate the continued operation of the marina; however, the long term success and viability of the marina will rest on the owner/operator and local community.

## Section 18 – Neighbourhood Waterbody Use Policy

#### Crane Lake Neighbourhood

**18.13** There is currently one marina location on Crane Lake serving a large number of water access properties. There are few alternatives for the maintenance of water access facilities on Crane Lake and, therefore, the Council of the Township of The Archipelago will support the ongoing provision of water access docking facilities at Crane Lake.'

The above policy recognizes the importance Crane Lake Marina as the single marina on Crane Lake, and outlines the Township's support for its ongoing provision of water access docking facilities. The proposed inclusion of a single dwelling unit, will help facilitate a future owner to operate the facility and reside on site. It is common in the Township of The Archipelago for marinas to have a dwelling unit on site for use of the owner/operator.

In addition to the general Township policies and additional neighbourhood policies, with respect to marinas, Official Plan Amendment No. 62, provides some additional site specific policies:

**'16.48** Notwithstanding the provisions of this Plan, the lands described as Part of Lot 21, Concession 9, in the geographic Township of Conger, P.I.N. 521880004, being Crane Lake House Resort, is subject to the following:

- a) Consent for Marina: A new lot may be created with frontage on Crane Lake and Crane-Walker Road that may be used for marina commercial use including any ancillary or accessory uses. Total effluent flow will be limited to 2000 litres per day or less.
- b) Residential Condominium: The existing Crane Lake House Resort lands and buildings may be the subject of a standard condominium application for up to 18 residential condominium units including any accessory or incidental uses that serve the condominium units.
- c) Crane-Walker Road: To facilitate the new entrance to the residential condominium and an improved layout for the operations of the marina, approximately 300 metres of Crane-Walker Road is eligible for municipal, year-round maintenance, subject to the road being improved to an acceptable municipal standard.
- d) Re-vegetation Stormwater Management: To improve the quality of stormwater runoff into Crane Lake, a stormwater management / landscape plan shall be prepared, including measures to establish a vegetative buffer along the shoreline.'

The applicants have indicated the proposed dwelling is to be modest in size, and would only require a small septic system, ensuring conformity with Section 16.48 a)

of the Official Plan and the restriction on effluent flow. However, as highlighted within Section 1 of this report, the Marina Commercial (MC) Zone would permit two single detached dwellings, each with a maximum total floor area of 300 m<sup>2</sup>. As a result, in order to limit effluent flow to 2000 litres per day and protect overall water quality, additional restrictions would need to be placed on dwelling size. As previously outlined, the applicants have proposed a 112 m<sup>2</sup> (1200 ft<sup>2</sup>); however, to ensure the policy can be implemented, it is recommended that a provision be included in the by-law to limit effluent flow on the subject property to 2000 litres per day. Further, a restaurant would be permitted on the subject property; however, to ensure new development does not exceed this restriction on effluent flow, it is recommended that this secondary use not be permitted on the subject property.

#### **Environmental Policies**

Sections 7, 8 and 14 of the Official Plan require that a development proposal be reviewed to ensure it does not impact the natural heritage features and environmentally sensitive areas. As the property is already in use, and the proposed dwelling is to be located within the existing marina area and not result in a significant amount of additional development or impacts on significant natural heritage features, no additional information or environmental review have been requested at this time.

#### 3. Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest relating to land use planning.

The subject lands are located in the Rural Area and, more specifically, on Rural lands, as defined by the PPS. Policy 1.15 provides policies related to Rural Lands in Municipalities and of particular note are the following:

1.1.5.2 On rural lands located in municipalities, permitted uses are:

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings);
c) residential development, including lot creation, that is locally appropriate;
d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
a) have accurations and have industrian;

- e) home occupations and home industries;
- f) cemeteries; and

g) other rural land uses.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of the infrastructure.

Marinas provide a critical service to the resource based recreational uses on Crane Lake and within the Township of The Archipelago; the proposed zoning by-law amendment will facilitate its continued operation.

Section 2.1 requires the protection and conservation of Natural Heritage features and Section 2.2.1 requires municipalities to protect, improve or restore the quality and quantity of water. The restrictions on future effluent flow implemented through the Provincial modification and approval of Official Plan Amendment No. 62 will ensure water quality is protected. It is recommended that this policy be implemented with an additional provision in the site specific zoning, to clearly ensure this restriction can be enforced with respect to a future dwelling.

#### Conclusion

The proposal appears to facilitate the continued operation of the marina and does not create any significant impacts to the natural heritage features or water quality of the area. The proposal appears to be consistent with the Provincial Policy Statement.

#### RECOMMENDATIONS

Staff recommends that the draft Zoning By-law Amendment be approved.

Respectfully submitted,

Cale Henderson, MCIP, RPP Manager of Development & Environmental Services

# APPENDIX 'A'

# **APPLICATION AND SUPLEMENTARY INFORMATION**

APPENDIX 'B' DRAFT BY-LAW

#### THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO BY-LAW NO. A2097-21

#### To amend By-law No. A2000-07 (the Comprehensive Zoning By-law) for Part of Lot 21, Concession 9, being Parts 2, 8 and 9, on Plan 42R-21246, in the geographic Township of Conger (McLennan/Crane Lake Marina)

**WHEREAS** Section 34(1) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, authorizes municipalities to enact zoning by-laws;

**AND WHEREAS** the subject property is zoned 'Marina Commercial Exception 3 (MC-3) in Comprehensive Zoning By-law No. A2000-07, as amended;

**AND WHEREAS** the property owner has applied to amend the current zoning on the subject land to permit an accessory dwelling;

**AND WHEREAS** the Council for the Corporation of the Township of The Archipelago deems it appropriate to amend Comprehensive Zoning By-Law No. A2000-07, as amended, and in particular amend the site specific zoning, to permit the additional building on this portion of the subject property;

**NOW THEREFORE BE IT ENACTED** as a By-law of the Council of the Corporation of The Township of The Archipelago as follows:

1. That **Subsection '9.2.3.1 Permitted Uses, Buildings and Structures'** is hereby amended as follows:

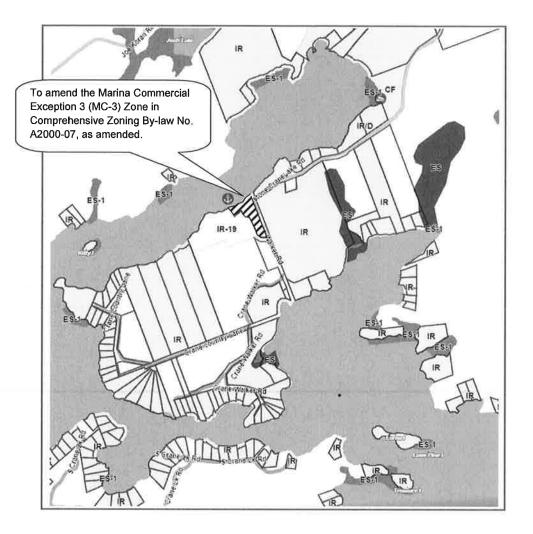
Those secondary and accessory uses permitted in Section 9.1.1 – Marina Commercial (MC), will be limited to the following:

- i) Construction equipment storage, contractor's yard, workshop, retail store, all permitted in conjunction with a marina.
- ii) Uses buildings and structures accessory to a permitted Main or Secondary Use.
- iii) One dwelling unit with a maximum total floor area of 112 m<sup>2</sup> and a maximum total effluent flow of 2000 litres per day.
- 2. This By-law shall take effect and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

**READ** and **FINALLY PASSED** in **OPEN COUNCIL** this 9<sup>th</sup> day of April, 2021.

REEVE

CLERK



SCHEDULE '1' to BY-LAW NO. A2097-21 READ AND FINALLY PASSED IN OPEN COUNCIL THIS 9<sup>th</sup> DAY OF APRIL, 2021

REEVE

CLERK

# APPENDIX 'C'

# CORRESPONDENCE RECEIVED POST PUBLIC MEETING

Subject: Application for dwelling Crane Lake Marina From: Crane Lake Marina <cranelakemarina@hotmail.com> Date: 3/23/2021, 8:20 PM To: "chenderson@thearchipelago.on.ca" <chenderson@thearchipelago.on.ca>, Ian Mead <ianm@vianet.ca>

# Dear Cale and Ian,

I am writing to you with regard to the application for a dwelling by N.D. McLennan Ltd. on the premises of Crane Lake Marina, at 510, Blackstone Crane Lake Road.

lan Mead has expressed there is some careful thinking to be done before making any further decisions, I hope I may be of some assistance to the decision-making process.

I have no objections whatsoever to this proposed building permit being granted by the township.

Take a good look around the immediate area at the existing marinas with a dwelling. Just to name a few: Anglers Inn. Mariners Cove Marina

Mariners Cove Marina Moon River Marina Lakeshore Marina Hamer Bay Marina Otter Lake Marina Horseshoe Pines Marina

It's my belief most of the above can only survive with a dwelling on the premises for the simple reasons that: 1. The owner can capitalize on additional revenue from additional parking/gas sales/launch fees etc. after normal business hours and

2. Is not burdened by additional mortgages and running costs/travelling expenses for an offsite residence.

History has shown me the Twp. Archipelago's fears in this matter. Blackstone Landing Marina was sold, complete with cottages, and is now a private residence. As you know, commercial taxes are still due but that seems of little consequence to the current owner.

To deny a building permit on the grounds that Crane lake Marina will go the same way as Blackstone Landing may prove to be a futile attempt at keeping a marina open.

There may be no purchasers for Crane Lake Marina in its current format.

In addition, the right of way that cuts the waterfront property in half greatly devalues the marina lands and also creates a hazard from traffic descending the approach hill at excessive speed. The community safety zone and 40Km/hr speed limit has had no effect in slowing vehicles.

For sure, the only way to absolutely guarantee summer docking and winter parking (as a bare minimum) is for the Township to purchase the marina, OR be prepared to modify Walkers Road to provide winter parking **and** modify the public launch for water access docking, the latter will be a considerably greater expense and additional burden to the ratepayers.

My best advice would be to start by granting the building permit and possibly re-consider purchase if Crane Lake Marina was to fail in the future.

If you wish to discuss anything or exchange any ideas you may have, please do not hesitate to contact me.

Yours Truly, Mike Steele Crane Lake Marina operator 2002 to 2020

# Mike's Crane Lake Marina Limited

Full Service Marina

(705) 378-1471	
----------------	--

cranelakemarina@hotmail.com

479 Crane Lake Road The Archipelago, ON, P2A 0B7

Print Form



9 James Street Parry Sound, Ontario P2A 1T4 Phone: 705-746-4243 Fax: 705-746-7301 web: www.thearchipelago.on.ca

# Application for Amendment to the Comprehensive Zoning By-law

under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended

	OFFICE US	EONLY				
Date Received	Complete Application	🗌 Yes	🗌 No	Application No.		
Date Accepted	Applicable Fee Paid	🗌 Yes	🗌 No			
1. Applicant / Agent Information						
Name of Applicant / Agent						
John Jackson Planner Inc.						
Address 70 Isabella St.						
City Parry Sound	Province / State	Ontario		Postal / Zip Code P2A 1M6		
Home Phone No.	Business Phone N	No. 705-74	6-5667	email jjplan@cogeco.net		
2. Owner(s) Information Name of Owner(s) N D MCLENNAN LTD						
Address						
City	Province / State	Ontario		Postal / Zip Code		
Home Phone No.	Business Phone I	No.		email		
Please advise to whom all comm If known, please provide the nar encumbrances in respect of the	nes and addresses of		_			
3. Location of the Subject Land (	olease provide a copy	/ of the Tra	insfer/De	ed of Land)		
Assessment Roll Number 4905-		Lot 21		ncession 9Island No		
Registered Plan of Subdivision N	o. (if any) Plan No. I	M		Lot No.		
Reference Plan No. (if any)	Plan No.	42R - 2124	6	Part No. 2,4,8&9		
Parcel No. 3040 & 5717 Other	Description					
Dimensions of Subject Property:						
Depth (metres) ±415	rontage (metres) ±1	42	Hectare	s ±2.0		
<ol> <li>Purpose of Application What is the existing zoning of the</li> </ol>						
Marina Commercial - Exception	3 (MC3)					
What is the nature and extent of		requested	?			
Rezone to allow a accessory dwe	Rezone to allow a accessory dwelling to the marina					

### 4. Purpose of Application (cont'd)

What are the reasons for the proposed rezoning?

Previous rezoning removes a detached dwelling as a permitted use

# 5. Land Use

What is the existing Official Plan designation(s), if any, of the subject land? Recreational

How does this application conform to the policies of the Township's Official Plan? Marina is a permitted use

Is the application consistent with the Provincial Policy Statements issued under subsection 3(1) of the Planning Act? 🛛 Yes 🗌 No

Is the subject property within an area of land designated under any Provincial plan or plans?

If yes, does the application conform to or not conflict with the applicable Provincial plan or plans?

What are the existing uses of the subject land?

Marina

How long have the existing uses of the subject land continued?

± 55 years

What are the proposed uses of the subject land?

Marina

### 6. History of Land

When was the subject land acquired by the current owner? 2002

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

If YES and if known, provide the application number and the decision made on the application. NONE

Has the subject land ever been the subject of an application under Section 34 of the Planning Act?

Has the subject land ever been the subject of a Minister's Zoning Order? If known, please provide the Ontario Regulation number of the Zoning Order.

🗌 Yes 🛛 No 📋 Unknown Ontario Regulation Number

7. <u>Service Information</u> (check appropriate box)

### <u>Access</u>

🔲 Provincial Highway	🔀 Municipal road, maintained all year	Municipal road, maintained seasonally
Other public road	🔲 Right-of-way	Water Access (see below)
If access to the subject land land or road, who is respons	l is by private road, or if by "other public ro ible for its maintenance and whether it is ma	ad" or "right-of-way", indicate who owns the intained seasonally or all year.

If access to the subject land is by water, describe the parking and docking facilities and the approximate distance of these facilities from the subject land and the nearest public road.

# <u>Water</u>

Privately	owned and operated individual well	Privately owned and operated communal well				
🖂 Lake	Other Means					
<u>Sewage Disposal</u> (check appropriate box)						

Privately owned and operated individual septic system

Privately owned and operated communal septic system 🛛 📋 Other Means

Please provide a copy of the building permit or certificate of approval for the existing septic system on the property, if applicable.

Pursuant to the Planning Act, if the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant may be requested to provide the Township with a servicing options report and a hydrogeological report.

EXISTING - List	EXISTING - List all existing buildings and structures					NCE FROM L	.OT LINES (m	etres)
Building / Structure Type	Date of Construction	# of Storeys / Helght	Ground Floor Area (m²)	Total Floor Area (m²)	Front	Rear	Síde	Side
Snowmobile Storage			181.3				6.5	
Boat Storage			136.9				4.7	
Boat Storage			241.65				22.5	
Frame Shop			69.6				3.1	
Maintenance Shop			79.57				0.8	
-3¢								

### 8. Buildings and Structures (on or proposed for the subject land)

PROPOSED - List all prop	the second s	the second second	Sylka	BUNKED THE	- 01 A 4 2 - 2 A		2383013
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m³)	Total Floor Area (m²)	Front	Rear	Side	Side

9. Plans (to assist in the preparation of plans, please refer to the attached sample sketch)

### Location Plan

Every application shall be accompanied by a location plan, drawn to an appropriate scale, properly dimensioned and showing thereon:

- the boundaries of the parcel of land that is the subject of the application, the part of the parcel that is the subject of the application, the location of all adjacent properties and/or islands, transportation routes, etc.;
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge:
- existing and proposed uses on the subject land (e.g. residential, agricultural, cottage, commercial etc.);
- existing uses of all lands within 120 metres (400 feet) of the subject land.

### Site Plan

Every application shall be accompanied by a site plan, drawn to an appropriate scale, properly dimensioned and showing thereon:

- the boundaries and dimensions of the subject land and the part that Is the subject of this application;
- the location and dimensions of existing and proposed buildings and structures and their distances from lot lines;
- the approximate location of all natural and artificial features on the subject land and adjacent lands that, in the
  opinion of the applicant, may affect the application, such as railways, roads, watercourses, drainage ditches, river or
  stream banks, wetlands, wooded areas, wells and septic tanks, landscaped open spaces, planting strips, parking
  areas, loading areas, driveways and walkways;
- the existing uses on adjacent lands;
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a publicly travelled road, a private road or a right-of-way;
- if access to the subject land is by water only, the location of the parking and boat docking facilities used;
- the location and nature of any easement affecting the subject land.

Additional information, including architectural drawings and elevations, shall be furnished by the applicant at the request of the Township.

### 10. Other Information

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

### 11. Affidavit or Sworn Declaration

Dated at the Town of Parry Sound	this 20thday of January, 2021
I, John Jackson of the To	own of Parry Sound in the
contained in this application are true, and I make th	solemnly declare that all the statements is solemn declaration conscientiously believing it to be ect as if made under oath and by virtue of the <b>CANADA</b>
DECLARED BEFORE ME at the Town	of Parry Sound
in the District of Parry Sound	this 20th day of January , 2021 .
Patte & and	Blun Jackson
A Commissioner of Oaths Patrick James Christie, a Commissioner, etc., Province of Ontario, for John Jackson Planner Inc., Expires October 12, 2021.	Signature of Owner or authorized Applicant / Agent

### 12. Authorizations

# Authorization of Owner(s) for Agent to Make the Application

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to make this application, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be provided by all registered owners of the subject property.

I/We,	Ned McLennan	, am/are the owner(s) of the land
that is the subje	ect of this application and I/we authorize	John Jackson Planner Inc.
to make this app	ollcation on my/our behalf.	

Date Jaunary 20, 2021	Signature of Owner n. D. Mekenna
Date	Signature of Owner
Date	Signature of Owner
Date	Signature of Owner

### Authorization of Owner(s) for Agent to Provide Personal Information

If the applicant is not the owner of the land that is the subject of this application, authorization for the agent to provide personal information, as set out below, must be given. Alternatively, written authorization can be provided on a separate form and submitted with this application. Authorization must be given by all registered owners of the subject property.

I/We,	Ned McLennan			_ am/a	ire the	e owner(s)	of	the
land t	hat is the subject of this applica	tion and for the purposes	s of th	e Free	dom o	f Informat	ion	and
Protec	tion of Privacy Act, I/we authorize	John Jackson Planner Inc.	_		_	as my/ou	ır a <u>q</u>	gent
for th	is application, to provide any c	f my/our personal inform	nation	that w	vill be	included	in	this
applic	ation or collected during the proce	ess of the application.						

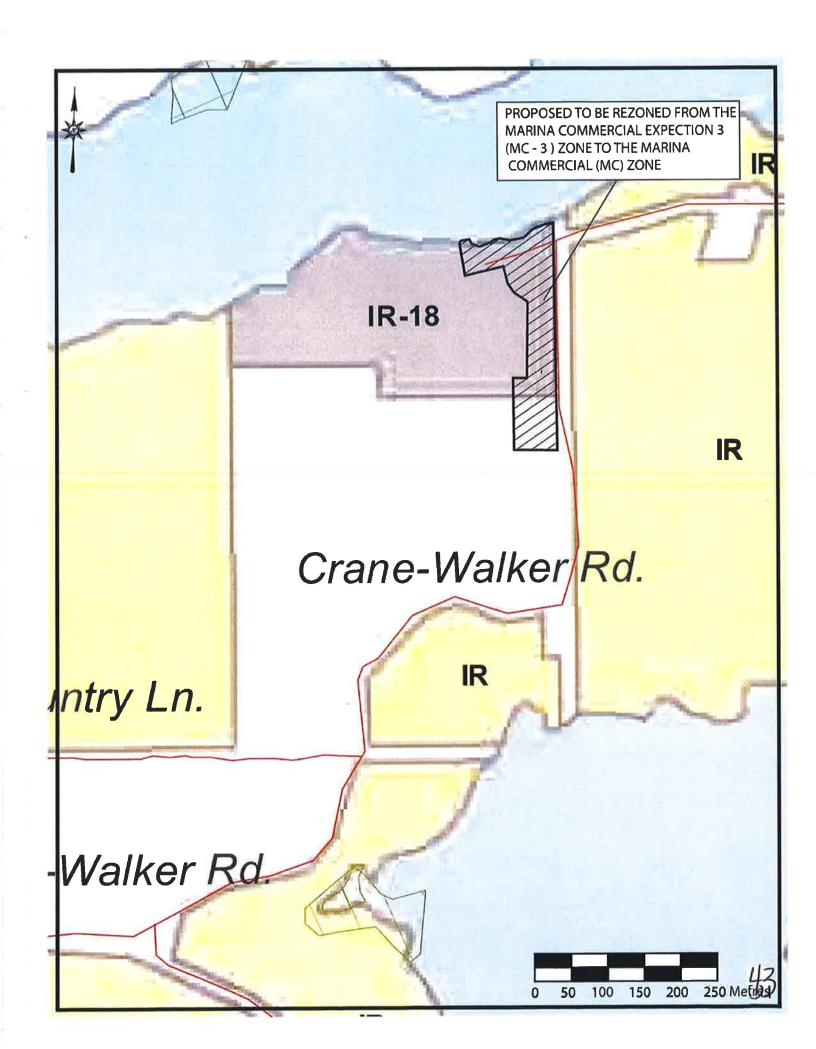
Date Jaunary 20, 2021	Signature of Owner <u>M. n. Medenna</u>
Date	Signature of Owner
Date	Signature of Owner
Date	Signature of Owner

# 13. Consent of the Owner(s) to the Use and Disclosure of Personal Information

<u>All</u> registered owners of the subject property must provide their consent concerning the disclosure of personal information, as set out below.

I/We, \_\_\_\_\_\_, am/are the owner(s) of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

Date	Jaunary 20, 2021	Signature of Owner <u>M. A. McSenna</u>
Date		Signature of Owner
Date		Signature of Owner
Date		Signature of Owner



# PLANNING JUSTIFICATION REPORT

# IN SUPPORT OF REZONING APPLICATION CRANE LAKE MARINA

# 510 BLAKSTONE CRANE LAKE ROAD PART OF LOT 21, CONESSION 9

# GEOGRAPHIC TOWNSHIP OF CONGER NOW IN ARCHIPELAGO

TOWN OF PARRY SOUND

February 5, 2021

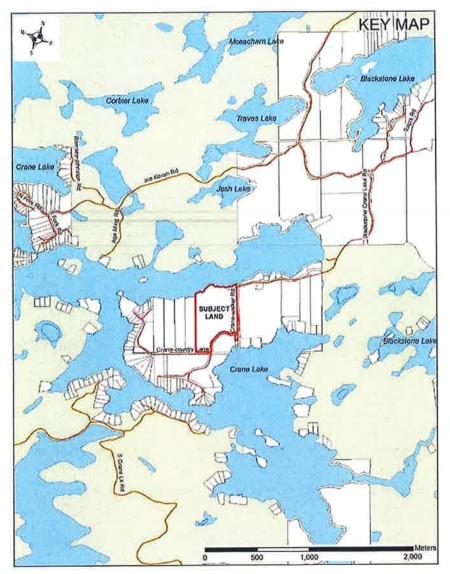


70 Isabella Street Unit #110, Parry Sound, Ontario P2A 1M8 Tel: (705) 746-5667 Fax: (705) 746-1439 E-mail: jplen@Cogeco.net

# Contents

Background

Crane Lake House Resort has been a long standing cottage rental business on Crane Lake in The Township of the Archipelago. It is located at the northeast end of Crane Lake at 510 Blackstone Crane Lake Road.



Key Map

The Resort consisted of a number of rental cottages, a restaurant, and a marina.

In 2013, the owner of Crane Lake House Resort retained John Jackson Planner Inc. to assist in separating the marina from the resort and converting the rental cottages and restaurant facilities to a waterfront residential condominium.

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The historical model for small cottage rental resorts proved to be non-viable despite the significant investment in updating the structures and services.

It was decided that the most appropriate model for the cottage rental resort was to separate the marina and convert the cabins to a condominium ownership format in place of the business operation or any other form of ownership including fractional, cooperative or time share.

The preservation of the marina as a self-sustaining entity was deemed critical to the needs of not only the Crane Lake community but Blackstone as well since its marinas had been discontinued in previous years.

With this program, a submission was made to the Township to allow the project to proceed under the existing policy framework of the Township's official Plan. A submission in this regard was made on February 18, 2014. A copy of this submission is attached.

The proposition was rejected by the Township, but the substance of this submission is believed to assist in understanding the background to the file.

			Application 1a	adie	
		Approval Authority	Dated Filed	Deemed Complete	Comments
1.	Consent	Planning Board	October 4, 2013	March 17, 2016	To separate marina from resort.
2.	Condominium	Planning Board	October 4, 2013	March 17, 2016	Convert rental units to condo units.
3.	Rezoning	Council	January 12, 2016	March 18, 2016	To implement marina consent.
4.	Official Plan Amendment	Municipal Affairs	January 12, 2016	March 18, 2016	Site-specific OPA for technical issues.

Consequently, four separate applications were filed for the project.

# Application Table

Land division policy for the Crane Lake Neighbourhood prohibited any new lot creation. Despite the submission that the separation of the marina did not violate the intent of this policy, the Township staff interpreted the separation of the marina property as conflicting with this policy.

Consequently, Official Plan Amendment No. 62 was filed on January 12, 2016.

# Purpose of the Official Plan Amendment

The purpose of the Official Plan amendment is described in the basis

4.2 The historical use of the property has been a commercial cottage rental resort with a restaurant, store, banquet hall and marina that served the patrons of the resort as well as lake residents. Specifically, the resort consists of 14 accommodation units ranging in size from 110.9 square metres to 137.3 square metres. Other structures include a 94.4 square metre office which is proposed to be transformed into a condominium unit, banquet facilities, a restaurant and a store measuring 1,054 square metres. The banquet facilities, store and the restaurant are proposed to be converted into three additional residential condominium units.

The amendment is to allow the resort to cease operations and be converted to 18 residential units in the form of condominium ownership. The units will be exclusive elements while the exterior areas including amenities and services will be common elements.

After significant investment, the operation of the resort has not been a viable business. It is the owner's intention to convert the existing commercial units to privately held residential units that function as typical lake front cottages. There will be no additional structural development on the proposed residential condominium lands as a result of the change of use and ownership.

The marina will be separated from the property and will continue to operate as a service to Crane Lake residents. The only change to the marina operation is the proposed construction of a new store to replace the store located within the resort portion of the property and the relocation of the fuel tanks.

# Staff Report

A staff report was prepared on December 7, 2017. A copy of this report is attached.

This report identifies the 16 supporting documents:

- 1. Concludes that the project has regard to the required criteria under Section 51(24) of the Planning Act.
- 2. Concludes that the project is consistent with the Provincial Policy Statements; and
- 3. Concludes that the consents and condominium approval is in keeping with the intent and direction of The Township's Official Plan.

It was noted that there was a concern presented that there be a rezoning restriction to be included in the separated marina lands to restrict the allowance of an accessory residential use.

At this point, the current marina operator was understood to continues to be the recipient of the marina and his residence was located nearby, and consequently no accessory residential uses would be required. On this basis there was no objection to this restriction.

Eventually, the arrangement with the marina operator to acquire the property failed and the marina lands were put on the open market for sale.

An offer to purchase the marina has come forward with a condition that an accessory dwelling be permitted. This was believed not to be an insurmountable problem given that:

- 1. The Official Plan policies permit accessory uses;
- 2. Accessory or ancillary dwellings are typically an integral part of marina operations;
- The original fear that that a dwelling would replace the marina use is baseless and as long as the dwelling is qualified as accessory, it cannot exist without a principal marina use;
- 4. The lands have been shown to demonstrate ample room for a marina use;
- 5. A septic report is attached indicated service capability; and
- 6. A site plan is attached showing the dwelling location.

The prospective purchaser has been contacted and has confirmed that he wishes to have a small dwelling approximately on the property to allow seasonal occupancy while he operated the marina during the summer.

Based on the above, the amendment to the zoning for the marina lands should be a reasonable adjustment.

# Planning Rationale

The planning rationale for proceeding with a rezoning for the marina lands has been requested by the municipality (see correspondence attached)

In response to this request, I have responded to the concerns in the attached letters as well.

To bring council up to date on the project, the following details may be helpful:

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# **Condominium Approval**

1. Official Plan Amendment No. 62 was approved by the province.

It may be recalled that an appeal was filed against this document by a rate payer on the lake because the gas service was being removed as a condition of the condominium approval.

This appeal was eventually withdrawn, and the amendment was approved.

# **New Fuel Service**

 The previous fuel service was required to be removed. This was accomplished thought the provincial process under the Environmental Protection Act. A Record of Site Condition (RSC) was completed over the period of a year and one half. The work was undertaken by Golder Associates and approved by the province (at great expense.)

The new marina parcel was not proposing a fuel dispensing service because of the significant cost. Lake residents generously donated funds (including Mr. McLennan) to allow the new marina to install gas pumps. This was done and the fuel tank was operational for the past summers.

# Services

3. A new condominium development agreement has been prepared (Copy Attached). This agreement also includes the provision for responsibility agreements for the condominium. The commercial services for the former resort included updating the septic's and water supply.

A change to any commercial system requires a re-approval by the Ministry of Environment Conservation and Parks (MECP). These approvals take well in excess of a year and include a number of detailed assessments. This process also required the need to undertake any potential for surface water impacts on Crane Lake. These assessments were completed by Azimuth Environmental and the modelling concluded that not only was there no adverse impacts on water quality, but there was significant residual in the lake. It has been confirmed that the addition of a dwelling on the marina lands would have no impact on Crane Lake. A copy of the results of this modelling is attached.

The water system has been redesigned and a plumber has been contracted for the needed upgrades. An electoral contractor has been retained to separate the necessary distribution system for each of the units.

The 911 addressing has been put in place for the new units. The final survey work is outstanding but hopes to be in place later this year. Disclosure documents and security information including reserve funds are nearing completion.

The owner has been working with the engineers and the municipality to upgrade Crane-Walker Road so that it may eventually become the principal access to the resort.

# Status of the Marina

The marina has been closed since the fall. The former use of the property for storage for up to 100 boats has been abandoned. It is presumed that the former owner has relocated any storage off site.

The buildings are vacant. The hope is to re-activate the marina in early spring to avoid the lost of this essential service for a summer or multiple summer seasons.

# **Planning Justification**

- 1. The request of the Township to add the accessory dwelling use to the subject marina property will be an important step to ensure the continuance of the marina on Crane Lake
- 2. Fundamentally, this proposed amendment will not introduce any new development, but rather allow for the existing use to be sustained.

# Official Plan

- 3. The Official Plan has a number of policies recognizing that marina's are essential services. This is particularly the case on Crane Lake where it now serves Blackstone Lake as well as Crane.
- "6.18 Notwithstanding Section 6.17 above, the retention of the marine commercial land base in the Township, particularly on the inland lakes and the mainland shoreline of Georgian Bay, is important to the long term access needs of the residents of The Archipelago. Therefore, the rezoning of marine commercial land with significant shoreline on the mainland of Georgian Bay or the inland lakes, to nonmarine commercial uses, will not be supported."
- **"6.20** Commercial operations on inland lakes provide essential facilities for water access properties. It is vital to the preservation of the character of the Township that these services be continued as an integral part of the inland lake neighbourhoods."

# Marina Policy

- **"17.4** The Township of The Archipelago recognizes the importance of marina facilities that cater to the water access needs within the Municipality. The Township will support the maintenance of marina facilities and their expansion so long as such expansions are consistent with the policies of this Plan, the implementing Zoning By-law and site plan requirements."
- **"17.10** The Municipality will support the continued use of existing commercial marina facilities in accordance with Section 6 Land Use Policies."

# Crane Lake Marina

"18.13 There is currently one marina location on Crane Lake serving a large number of water access properties. There are few alternatives for the maintenance of water access facilities on Crane Lake and, therefore, the Council of the Township of The Archipelago will support the ongoing provision of water access docking facilities at Crane Lake." The above policies clearly emphasise the importance of the continuance of a marina on Crane Lake. Any support to ensure the survival of this marina is thought to be committed with the Official Plan

- 4. The Official Plan, as amended by Official Plan Amendment No. 62 permits accessory uses to the marina use.
- 5. The previous planning analyses all support the marina use. The consent had been determined to be consistent with the Provincial Policies and in conformity with the Official Plan
- 6. The Azimuth Environment assessments have determined that there will be no perceptible impact on the water quality of Crane Lake.
- 7. A conceptual site plan has been filed that illustrates where a small accessory dwelling would be located on the marina lands.
- 8. A future dwelling proposal on the marina lands would be subject to site plan approval requiring further assessment and approval from the municipality.

We would hope that Council would support this slight adjustment to the proposed zoning provisions on the Crane Lake Marina Lands to ensure the sale of the lands so that a marina service may continue at this location.

I would be happy to answer any further questions regarding this application.

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

JJ:tg

# SECTION 1





February 18, 2014

Township of The Archipelago 9 James Street Parry Sound, Ontario P2A 1T4

Attention: Cale Henderson

Dear Cale:

Re: Condominium Application SB01-13 Consent Application B21-13

Thanks for your email on February 3, 2014 in regard to the Crane Lake House application.

I believe that an official plan amendment is not necessary to allow the existing resort to have its ownership converted to individual owners and to separate the marina from the cottages. I take this position based on a number of factors. These include but are not necessarily limited to the following: the history of The Archipelago; the vision of the official plan; the policies that apply to the subject lands; the history of the subject property; the present resort operations; the future of the resort lands, neighbourhood interests and provincial interests.

# The History of The Archipelago

As you are aware, The Archipelago is a relatively new municipality with a similarly new set of land use planning policies and regulations. One of the primary functions of the formation of the Township was to establish a corporate entity that could put a planning regime in place that responded to the unique character of the Georgian Bay embodied by the Georgian Bay Association, a ratepayers group of cottager's associations along the eastern shore of the Bay.

Originally, inland areas of The Archipelago were not to be included as part of the new township. However, these parts of the former unincorporated townships resisted annexation with existing adjacent municipalities arguing that their interests paralleled those of the Georgian Bay. While this may have or may not have been entirely correct, it meant that the lake neighbourhoods were "buying" in to a Georgian Bay philosophy.

The general philosophy of the new municipality was to preserve and protect not only the high quality natural environment but the unique character based upon the low density, water access development within a semi-wilderness landscape. The new vision for The Archipelago embraced a "status quo" approach for its governance. It was expressly different from most municipalities where growth, development and services are part of the tenets of local government. The Township became affectionately known as the "no" municipality and the word "unique" a much over used term.

There is only one land use designation in The Archipelago, again a fundamental difference from most municipalities' official plans where basic land uses of commercial, industrial and institutional land use categories also apply. In The Archipelago, every use of land is considered "Recreational" and all uses are in some manner related to the Recreational designation. (section 6 of the plan outlines this principle and the underpinnings are set out in the Concept of the plan).

The challenge of the new plan was to devise a system of regulations that captured the essence of the status quo philosophy yet would be seen as defensible in terms of community and individual acceptance. Because density in The Archipelago was a peculiar application of a traditional land use planning reference (see Concept section 5.9), it was clear that to limit density, one would need to limit new lot creation in the most restrictive manner possible without objections from the community at large. Therefore, the neighbourhood approach was designed to recognize the diversities throughout The Archipelago coastline and its handful of inland lakes.

Fundamentally, the Neighbourhood policies identified in section 10 of the plan are land division policies and very little more. Over the decades, these policies have expanded to other neighbourhood-specific issues but for the most part these remain truly land division policies. This does not diminish the importance of such policies given the relationship between maintaining character through the control of new lot creation.

To understand the application of differing land division policies for differing neighbourhoods, a simple approach using three different categories was applied. This approach was set out in the preamble of the neighbourhood policy section of the plan (section 10). For those neighbourhoods that had more or less been fully developed, a strict policy of no further land division became the established guidelines. For those neighbourhoods recognized as having the lowest densities, very strict rules governing new lot creation applied and finally for those neighbourhoods somewhere in between, a limited number of new lots could be created under the policy. The goal was clearly to preserve the unique, low density character, throughout The Archipelago while providing a reasonable land division policy framework.

These original policies still prevail today although increasing pressures for modifications to these policies more often appear in the inland lake neighbourhoods in contrast to Georgian Bay. For example, many of the inland lake areas of The Archipelago were able to convince the original legislators that their water access communities were more akin to the Georgian Bay than those in the adjoining existing municipalities. The original "no new roads" policy that was established for The Archipelago has eroded significantly since its first inception and particularly in the inland lake neighbourhoods.

The evolving road policy in the Township is not particularly relevant to the Crane Lake House condominium application but it is important that the original charter of the municipality continues to maintain the status quo approach but has succumbed naturally to the evolving pressures related to change in needs, desires and economics in some neighbourhoods.

# The Vision of The Official Plan

The vision of The Archipelago's land use program is embodied by the goal, objectives and the concept of the official plan. The vision captures the principles emerging from the historical values of Georgian Bay and places them within a set of planning instruments that holds to the underlying tenets yet recognizes the obvious need to appreciate variations that exist or that evolve over time.

The status quo is the primary object of the municipality since it purports to impart a program that ensures the quality of life important to the inhabitants and visitors of The Archipelago.

"The general goal of the Official Plan of The Township of The Archipelago Planning Area is to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this goal."

Regardless of the neighbourhood, bayside or inland lake, all property owners share in the interest of keeping their respective communities in their current state. This is fundamentally related to the environment and preserving the character by resisting further change to the built form.

However, it is recognized that this important goal cannot survive on its own. There are dynamics that that exist from the reality of the legislation contained in the Planning Act, the variations in the evolution of different forces in different neighbourhoods and the inevitable changes in the inhabitants themselves as they grow or become replaced by different generations or new citizens. The resistance to change is therefore a unified goal that is accepted township-wide. This can be described as anti-development philosophy but one with general understanding and acceptance both inside and outside the municipality.

While the goal of the municipality is fundamentally against new development, it is imperative to understand what development means in the context of this framework. However, even the official plan vision provides for some reasonable flexibility in terms of what no development means.

The objectives of the official plan recognize the obvious need to include such a responsive approach to be fair and reasonable in the application of its planning instruments.

# **Objectives**

- "4.2 Responding appropriately to the inevitable social and economic changes that will affect the demand for recreation in its many forms while maintaining a status quo philosophy in regard to the character of the present land use base;"
  - "4.7 Supporting those economic pursuits that are both complementary and necessary for the proper functioning of the recreational nature of the Municipality;"

The basic question that one must ask in the context of any planning transaction is whether there is a threat to the status quo and is the application reasonable and necessary to preserve a community service interest. The restructuring of the ownership of Crane Lake Resort is believed to result in an overwhelming affirmation of these paramount principles.

The concept of the official plan allows a more clear understanding of the subtleties of The Archipelago vision.

The population profile recognizes the different components of Archipelago residents that share in a common set of values yet need a slightly varied land use management technique.

"Short-term vacation use of the area is common and increasing, either for day-use or longer visits. This function is an important element in land-use planning in terms of the use or abuse of natural resources; the future of the service base; and in terms of privacy and quiet enjoyment for the residents. It is a legitimate function that must be handled so as to prevent land use conflicts and analyzed so that the capability of the area is defined and properly used."

"Despite the varying types of seasonal or cottage vacationers in The Archipelago, their expectations and pursuits are similar. This is a group of persons all seeking recreation of one form or another of a semi-wilderness variety on the numerous inland lakes or Georgian Bay."

In the case of Crane Lake Resort patrons, they are a legitimate part of The Archipelago fabric and the transition to an alternate ownership format in no way diminishes this role but arguably enhances or preserves it.

The current pressure in The Archipelago is partly captured in section 5.3 of the plan.

"5.3 Evidence of the demand for increased cottage use in The Archipelago occurs in the form of the number of applications for new lot creation and of applications for building permits for new development. These applications by themselves, however, are not good indications of the actual demand for the whole of the Township since other factors, including economic conditions, real estate market trends, individual preference and local amenities complicate the measurement of demand for new cottage lots."

However, while the general dynamics of these pressures are evident, the modern realities of cottage rentals or resort economies are causing their viabilities to falter with great regularity. This has been a modern phenomenon for the past three decades in both Muskoka and Parry Sound. The challenge is to respond to the transition of these uses while maintaining the general goals and objectives of the official plan. It is verily believed that the restructuring of Crane Lake House accomplishes this task in a number of ways.

The concept of the plan identifies an important distinction in The Archipelago in contrast to other recreational second home communities. In many ways, the Georgian Bay neighbourhoods have the waterways themselves as the core of the attraction while in more recent cottage communities, the building and associated amenities have been the centre of the attraction. Consider the following excerpts of section 5.3.1 Development Background.

"The natural environment is the predominant attraction of Georgian Bay cottaging and not the built form. Buildings merely facilitate an opportunity to appreciate the Bay for extended periods of time. The rudimentary buildings and shanties of a century ago stand witness to this phenomenon."

"Minimizing building activity maximizes the "presence" of the natural landscapes."

"The Georgian Bay recreational region is adjacent to the equally renowned Muskoka summer cottaging area. The tradition of Muskoka summer homes has evolved differently and contrasts significantly from that present in Georgian Bay. These differences relate to a large number of factors including access, history, isolation, climate, type of Inhabitants, cottage function and building aspirations."

"Muskoka cottage development is often characterized by much larger dwellings, more intensive use, the general availability of road access, the close proximity of adjoining lots, little Crown land, smaller lots, uniform tree canopies and full sized multi-purpose boathouses. Georgian Bay is a semi-wilderness region with a significant Crown land base. Buildings are generally small, dispersed and, for the most part, have modest profiles relative to the natural landscape. The harsher climates and particularly ice environments make boathouse use less popular than on the Muskoka shoreline."

"Second homeowners or cottagers in the Muskokas have traditionally emphasized social conveniences, allowing these cottage owners to enjoy a number of amenities also found in their urban environments. In contrast, the early cottager on the Bay was a heartier breed, often living in tents or shanties without plumbing, these cottagers sometimes took days to reach the Lake Huron cottage destination from Toronto, Collingwood or Penetang by steamer."

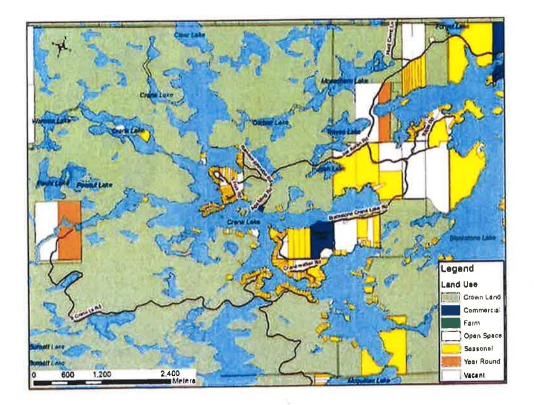
"In the past thirty years, the heritage or tradition of Georgian Bay has been threatened by development pressures generated by an increase in the demand for second home communities close to the metropolitan areas. Further, increased leisure time, improved transportation technologies and significant rises in disposable incomes have created development pressures on areas of Georgian Bay for a new kind of building activity not seen before." "Some of the new development on Georgian Bay is characterized by those interested in maximizing building potential through the construction of thousands of square feet of living space, multi-storeyed dwellings architecturally designed to accent built form, at a level of opulence not seen before on the "Bay". The shoreline of Georgian Bay risks being transformed into a conventional cottage community."

"It is an accepted principle of the Georgian Bay community that the needs of the "built form" are basic and should be secondary to the preservation of the natural landscape of the area. To this end, rules and regulations have to be designed to properly reflect the heritage of what is the "Bay". In particular, there are high impact areas where even more restrictions on the built form are necessary if they are to have any meaning in protecting this heritage."

Crane Lake House is a cottage rental resort that is aligned with the values prescribed by the above vision. The resort exists firstly as an unassuming family compound that primarily allows the enjoyment of the natural environment of Crane Lake and its surrounding environment.

Like Georgian Bay, Crane Lake has a large part of its shoreline that remains Crown land, some of which has been designated for further protection.

"5.4 A significant contribution to this high level of appeal of the shoreline, island areas and inland lakes of the Township of The Archipelago is generated by the Crown land base that, for the most part, remains in its natural state. This creates a lower level of density or the perception of a lower level of density throughout much of the shoreline areas."



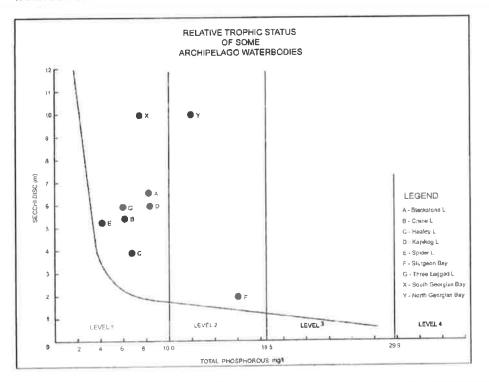


Crane Lake was primarily developed under the Ministry of Natural Resources lake planning programs of the nineteen sixties. The available undeveloped shoreline remains Crown and will not be developed either by the province or by private land owners under the policies of the Township's official plan. The Township has strict policies for expanding existing commercial operations and the conversion of Crane Lake House poses no threat to this restrictive program.

The extremely high quality of waterways in The Archipelago is one of its greatest appeals.

"5.5 The most vital element of the Township's character is the resource provided by the clean water of Georgian Bay and the numerous inland lakes. These waters provide the main source of drinking water for the Municipality; the recreational base which provides swimming, fishing, and boating; the primary transportation system; and are a major contributing factor to the aesthetic qualities of the region. The protection of the water resource is of paramount concern in The Archipelago since the quality of recreational life is directly related to the quality of this important resource."

Interestingly, Crane Lake enjoys the highest water quality of all developed Archipelago waterbodies.



The restructuring of the resort will likely assist in preserving this water quality from a number of perspectives. The resort has a communal system that treats wastewater using the newest technologies, there will be individual unit ownership that is believed to reduce the intensity of occupation and the closure of the restaurant and banquet facilities will result in less effluent being generated on the site.

The essence of the neighbourhood approach is captured in the concept of the plan, section 5.6.

"5.6 The Township of The Archipelago consists of approximately 100,000 hectares of land and an equal area of water within its boundaries. It is in this respect the largest municipality in the District of Parry Sound. It is seventy-five kilometres from the most southerly part of the Township to the most northerly. With the exception of Pointe au Baril Station, Skerryvore and certain sections of the inland lakes and parts of the Georgian Bay shoreline, the whole of the Township of The Archipelago is waterbased in the sense that access has customarily been by water.

Thus, the formation of the Township of The Archipelago has united a series of predominantly water-based neighbourhoods, all with similar physical characteristics and yet each having its own distinct activity patterns. These area features, whether found on the islands of Georgian Bay or on the inland lakes, require that individual attention be applied to the respective neighbourhoods in order to respond to individual density concerns and to support the provision of a minimal level of services for defined communities of interest. This, by necessity, is a central component of the Plan.

The Plan is interested in the existing development pattern of each neighbourhood to assist in determining the appropriate policy provisions for that neighbourhood in addition to considering water quality data, expressions of local preferences and development standards.

New development will be judged on the maintenance of the character of an area or, where possible, the rehabilitation of an area's character by prohibiting further development.

The generalized neighbourhood concept may be further refined to identify local or smaller neighbourhoods within each neighbourhood where patterns of development vary or where ecological concerns have greater significance on a micro level. Detailed development review must consider the potential environmental and physical impact on the immediate area as well as on the generalized neighbourhood."

The key to the neighbourhood "vision" is to preserve its character. Arguably, the conversion of Crane Lake Resort to ownership units has the potential to enhance or solidify the lake neighbourhood by introducing the highest possible stakeholders in contrast to transient visitors to the lake.

While "density' as a peculiar planning criteria for The Archipelago, is perhaps less so in an inland lake neighbourhood, the principle continues to apply.

"5.9 Along with the above approach for the consideration of appropriate densities, one must also have regard for physical suitability, vistas, degree of privacy and the scale of development in a particular area. This Official Plan thus provides a unique approach to the control of density."

The conversion of Crane Lake House to condominium units is not believed to conflict with this principle.

Minimizing the services in The Archipelago is an important extension to its vision relating to character.

"5.10 Because of the character of the Municipality, a limited number of services will be required to provide adequately for the ratepayers. This limiting of services not only has obvious financial benefits; it also preserves the character of the Township. The Municipality need not fall into the trap of requiring more and more assessment to offset increased demand for additional services.

Given the recreational nature of the Township, the existing level of services has proven to be satisfactory and few major extensions are likely to be required. This concept of the Municipality will be strongly adhered to In order to fulfil the goal and objectives of the Plan. The type and location of development expected in the Township will generally not demand increased public services and associated costs except in the Pointe au Baril Station Neighbourhood, where certain services may be provided in conformity with the Community Improvement Policies of this Plan.

All water supplies and sewage disposal systems within The Archipelago are presently privately owned. Adequate facilities are provided by the private sector to install and maintain these private systems. All future development should proceed by private systems and development standards will be governed accordingly.

There are a number of services provided by government agencies other than the Township. These include emergency services, navigational aid services, environmental protection services, education services and natural resources services. The Municipality recognizes the importance of these services and supports their continuation. It is understood that these agencies will continue with their programs for the benefit of all Canadians and Ontarians."

The conversion of Crane Lake House to private owners will not conflict with this important vision of the Township.

In general, the vision of The Archipelago to preserve character, protect the environment, limit physical change and maintain a basic level of services would allow for the condominium application proposed for Crane Lake House.

## **Official Plan**

The permitted uses in The Archipelago are set out in section 6.2:

"6.2 The uses permitted within The Archipelago are those relating to water-oriented recreation including single detached cottages, single detached year round residences, existing recreational commercial and light industrial uses incidental or complementary to the recreational nature of the Township, and those uses associated with and necessary for the proper functioning of the recreational community of The Archipelago."

Crane Lake House has operated as a cottage rental resort and marina long before the incorporation of The Archipelago. Section 6.7 of the plan details the policy respecting existing commercial uses:

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"6.7 Existing commercial uses are recognized as permitted uses and as providing necessary and essential services to the inhabitants of the Planning Area. These commercial facilities represent a variety of types and intensities of land use. The number of existing commercial facilities has been deemed to be adequate for the present level of development in the Township. The need for commercial services, however, is likely to increase in response to further cottage development or extensions to existing tourist commercial establishments. In the meantime, the survival of these existing commercial facilities is vital to the proper servicing of the present residents and Council will support the continued existence of these facilities so long as the goals and objectives of The Archipelago's Official Plan are met."

However, the policy respecting commercial operations restricts the nature and extent of the business to that which exists.

"6.8 In accordance with Section 6.7 above, there may be enlargements or extensions to existing commercial or private club operations provided that the basic purpose of the establishment does not change. However, no alteration in the type of commercial use is permitted without an amendment to the Zoning By-law.

Further, the high level of concern for the environment and the desire to maintain the local character of various neighbourhoods require that there be a limited amount of expansion or increase permitted at existing commercial or private club operations. Therefore there will be no increase in density, intensity or amount of commercial or private club use within any commercial or private club zone beyond the level set out in the Comprehensive Zoning By-law as of the date of Council's adoption of this Official Plan Amendment as measured by such factors as land area, number of units, size of structures and/or the number of persons that can be accommodated. This policy of limiting commercial expansion will not apply to the Pointe au Baril Station Neighbourhood."

The cottage rental operation is effectively being terminated as a result in the condominium application. The marina will continue.

The change from a commercial cottage use to a private cottage ownership is believed to be supportive from the perspective that a residential property shares more with general recreational uses in any given neighbourhood in contrast to a business that caters to attracting transient vacationers at the highest rate possible. In a cottage community there is a general sense that less commercial activities not related to neighbourhood service needs is preferred.

While there is little policy direction on point, there has been a reference to the residential policy that clarifies that conventional type condominium type uses are to be opposed in the municipality.

"6.6 The permitted residential uses are to be restricted to single detached dwellings with some provision for isolated accessory apartments in Pointe au Baril Station. The planning approach in the Township has evolved in recognition of the extremely sensitive water and land based environments. The development of more intensive forms of residential recreational uses, including multiple-unit buildings and structures often associated with condominium and time-share facilities, is inconsistent with this fundamental planning principle and therefore, such uses are prohibited."

Clearly, this policy refers to a type of multi or high density residential use that is not truly ancillary to the natural features of the environment but represents a form of development that exists for development sake. The Crane Lake House Resort units are in existence and do not represent development but rather include a proposal to ensure a program to be reasonable and viable and avoid the possibility of blight within a neighbourhood, a far more detrimental consequence that is arguably an enhancement to the neighbourhood. Further, there is arguably a less intensive form of development as individually owned units will replace of the commercial rentals marketed as intensely as possible throughout four seasons.

There are important policy considerations related to the preservation of the marina component of Crane Lake House. The application does not relate to a new marina development bur rather the protection of a facility that has become an essential service to the neighbourhood. The part of the condominium application that separates the marina to preserve its viability of the marina must be interpreted as championing the policy that marina facilities need to be protected as essential services in water access neighbourhoods and particularly within the inland lakes.

- "16.16 Notwithstanding Section 6.15 above, the retention of the marine commercial land base in the Township, particularly on the inland lakes and the mainland shoreline of Georgian Bay, is important to the long term access needs of the residents of The Archipelago. Therefore, the rezoning of marine commercial land with significant shoreline on the mainland of Georgian Bay or the inland lakes will not be supported.
- 6.17 Further to Section 6.16, careful regard will be given to applications that seek to rezone waterfront commercial lands which would remove or restrict water access. Such a request must be submitted together with an appropriate planning report which must clearly demonstrate that the property is either unsuitable for the provision of water access or, if water access is provided, the applicants must demonstrate that access can be successfully gained elsewhere in the same area.
- 6.18 Commercial operations on inland lakes provide essential facilities for wateraccess properties. It is vital to the preservation of the character of the Township that these services be continued as an integral part of the inland lake neighbourhoods.
- 6.19 The Township prefers that existing commercial marina uses be the primary water access points. As such, if a property that is zoned in a commercial marina use ceases to operate its docking and parking facilities, the Township may seek means of having the operation continue.
- 6.20 Land division proposed on lands currently used and zoned for commercial purposes must be consistent with the neighbourhood land division policy set out in Section 10. In determining the density or nature of any land division of existing commercial lands Council will: evaluate the need for the change in land use; determine the impact on adjoining lands and waters; and consult with local residents and organizations."

Contrary to any interpretation of these policies that would be made to suggest a conflict with the marina severance, the policy would more correctly be interpreted that the consent is in the total interest of the lake neighbourhood. These policies, together with the relevant water body use policies need to be given a broad interpretation to fulfil the general objects of the plan.

- "17.4 The Township of The Archipelago recognizes the importance of marina facilities that cater to the water access needs within the Municipality. The Township will support the maintenance of marina facilities and their expansion so long as such expansions are consistent with the policies of this Plan, the implementing Zoning By-law and site plan requirements.
- 17.7 All commercially zoned lands and their dock areas will be subject to site plan control under The Planning Act. Expansion of marina facilities will be encouraged whenever such expansions are consistent with the objectives of this Plan and the private enjoyment interests of adjoining property owners.
- 17.10 The Municipality will support the continued use of existing commercial marina facilities in accordance with Section 6 Land Use Policies.
- 18.13 There is currently one marina location on Crane Lake serving a large number of water access properties. There are few alternatives for the maintenance of water access facilities on Crane Lake and, therefore, the Council of the Township of The Archipelago will support the ongoing provision of water access docking facilities at Crane Lake."

The neighbourhood policies have been discussed previously and have been identified as being directed at land division only. However, it has been recognized the land division policies are important since they help achieve the principal goals and objectives of the official plan.

"10.2 The Neighbourhood Growth policies in this plan are effectively land division policies for the various areas in the Township. The policies have been based on the principle of preserving the existing character of each of the Neighbourhoods. In addition, there are some site-specific development policies for certain neighbourhoods.

In addition to preserving existing densities for the various neighbourhoods, land division policy is also based upon boat traffic, size of private land holdings, water quality, environmental features, existing development patterns, Crown land, development pressures and recreational capabilities."

These policies do not particularly apply to the Crane Lake House application that proposes to change the ownership structure of the resort cottages. It is the opinion of the writer, that this application does not reflect "development" as contemplated by the neighbourhood land division policies.

"10.41 The Crane Lake Neighbourhood has little privately-owned land remaining which has not been subdivided. Most of the land division which has occurred on Crane Lake besides Crown subdivisions took place before subdivision control and resulted in the creation of many lots which would be considered below minimum lot sizes by today's standards. There are presently in excess of two hundred cottages on Crane Lake. This neighbourhood is influenced by the presence of The Massasauga Provincial Park. In recognition of the Park extra care will be taken by the Township in its review of building and development applications.

Further subdivision of Crown land is not permitted under the Ministry of Natural Resources District Land Use Guidelines. The west end of the Lake is predominantly undeveloped and will serve as a natural buffer between existing cottages and The Massasauga Provincial Park."

The conversion of Crane Lake House in to condominium units will not violate any of the servicing principles or policies of the official plan.

"11.2 Development shall not be permitted where it would contribute to the demand for public services that are uneconomic to provide, improve or maintain. Development shall be permitted in locations where demands on public services will be minimized, and where such development will most effectively utilize or help pay for existing services.

As a Township with a high proportion of second home or cottage population, a principle was established that public services and, therefore, public expenses be kept to a minimum. In a survey of Township residents conducted in 2003, 93 percent of the respondents confirmed their support for this limited service philosophy of the Township. This limited service philosophy includes a complementary principle that any costs for increased services be borne by the beneficiaries of those services so as to recognize a user pay approach.

- 11.3 All development is to proceed on the basis of private individual water and sewage disposal systems, constructed and maintained in accordance with the applicable legislation.
- 11.7 Council may require that existing sewage disposal systems be upgraded to current standards of the applicable legislation prior to or as a condition of approval of a development application.
- 11.8 As all development in the Township is serviced by private individual sewage disposal systems, the Township supports and encourages the development of new septic technology that will reduce impacts associated with nutrient enrichment of the Township's waterbodies."

The resort has recently been renovated and all services upgraded to current standards. The conversion of the resort to a condominium format will transfer the responsibility of the services to the corporation.

The policies of the official plan when viewed collectively are believed to result in an overwhelming level of support for this application.

# Crane Lake House

Crane Lake House has operated as a cottage resort and marina long before the establishment of the Township of The Archipelago in 1980. The resort was first established as a cottage rental business in approximately 1963.

The resort included cottage rentals, housekeeping rooms, a licensed restaurant, meeting rooms, a full facility marina with boat rentals and fuel. A number of early Archipelago council meetings were held at the resort.

During the nineteen eighties and nineteen nineties, the resort was a popular destination and staging area for snowmobiling. Crane Lake was at the nexus of a number of top snowmobile trails as well as a gateway to Georgian Bay for winter access.

Soon after the establishment of the Corporation of the Township of The Archipelago and its water based policy regime was put in place, pressures started to emerge to allow for the recognition of new private roads, particularly in the inland lake neighbourhoods. This evolution virtually saw lake neighbourhoods that were primarily water access transformed into road access communities.

INLAND LAKE	% ROAD ACCESS 1980	% ROAD ACCESS 2003
BLACKSTONE LAKE	50%	34%
CRANE LAKE	28%	71%
HEALEY LAKE	20%	33%
KAPIKOG LAKE	76%	88%
NAISCOTT LAKE	10%	76%

Crane Lake has experienced a significant change in access. The cycle caused a reduction in water access facilities like Crane Lake House Resort. The cycle became chronic: as demand for services declined; the supply was sharply reduced; and the spiral started the cause-effect to greatly reduce the viability of the business.

The phenomenon, combined with poor economies and the reduced popularity of tourist resorts brought such operations to the brink of extinction. In the case of Crane Lake House Resort, less demand generated less investment causing upkeep to be reduced or eliminated. The marina, store and restaurant had deteriorated to a point where they had become a blight on Crane Lake.

The current owner of the resort was a cottager on Crane Lake and had decided that it was imperative for the sake of the health of the lake community to reverse the decay occurring on the resort lands.

# Present Resort Operations

The new owners of Crane Lake House Resort removed most of the deteriorating cottages, outbuildings and docks and replaced them with new, upscaled buildings and structures. The dining hall was upgraded and a new banquet complex was constructed.

A number of amenities were added including tennis courts, children's play area, exercise facilities and a community centre. New services were added at oversized designs to ensure the highest possible standards.

All of the rental cottages are new 3 to 5 bedroom units with spacious living areas and large bedrooms with modern appliances. All of the necessary approvals from all government agencies have been obtained where required.

The clientele of the resort includes many repeat visitors and includes guests or families of cottage owners on Crane Lake. The resort now operates as a high end family resort predominately occupied in the summer and shoulder seasons. The dwellings are all winterized and capable of year round occupancy.

A speciality of the resort is the ability to hold celebrations including weddings, anniversaries and family reunions. In one season, the resort has hosted up to 19 weddings.

# Future of the Resort

Crane Lake House Resort has been operating as a high end resort since its major upgrades a decade ago. Unfortunately, the resort is not able to sustain itself as a viable business. The costs of the redevelopment simply cannot be regained and the owner has found that it is necessary to consider his options to achieve a viable exit strategy.

To this end, it is believed that the losses of the original investment can be minimized by eliminating the resort and converting the rental units to private cottages. The owner continues to appreciate the neighbourhood's need for a marina facility on the lake and has structured the conversion to include a permanent marina operation.

In order to rationalize the conversion, the marina is to be separated from the condominium and owned and operated apart from the condominium corporation. There will be some marina buildings and associated parking areas relocated but it is expected that these changes will have negligible impacts.

The built form on the property will fundamentally remain unchanged resulting in no perceptible change to the character of the property or on what is perceived from the lake. The likely change will be less activity at the resort as a residential property in contrast to the former tourist resort.

The former rental units will be individual residences and the uses related to these dwellings will meet the provisions of any residential requirements set out in the parent by-law as amended to the specifics of the property.

The former non-residential buildings are to be converted to dwellings including the office and the banquet facilities. These are also in existence as well as being permitted within the limits of the allowable density under the current zoning by-law.

The resort will no longer exist so that any future community use of the facilities will need to be negotiated between the future condominium corporation and the lake association. This is not likely to be a problem since the condominium owners will be interested in lake stakeholder issues.

# Neighbourhood Interests

The take association is believed to be aware of the future of the resort although no formal notices have been circulated. It is also understood that the take has been generally satisfied with the rejuvenation of the former Crane Lake House Resort and its recent upgrades.

The future for the Crane Lake community was been served well with the new resort and is believed to be equally served with a new set of stakeholders as a result of the condominium conversion and the continuation of the marina service.

The lake residents are believed to be well served by the proposed change in ownership structure of the resort. The conversion will not only result in new stakeholders but will likely reduce the intensity of the use of the property.

# Provincial Interests

No new development of any consequence will take place as a result of the condominium application of Crane Lake House Resort. The former lodge and banquet facility will be renovated internally. However, there will be no external change to the footprint of the structures. The matters of provincial interest set out in Section 2 of the Planning Act will have no relevance in respect of this application.

Further, the provincial policy statement will not be particularly applicable to the application because there will be no physical changes as a result of the condominium. It could be argued that the application will result in an overall reduction of the impact of the property since residential occupants will tend to result in slightly reduced intensity thereby lowering the load on the lake and adjoining environment.

The proposed consent for the marina will include the relocation of a number of accessory buildings. These relocations are to be assessed for any impacts on significant wildlife habit. However, it is generally believed that there are no natural resource features or habitats of threatened or endangered species that will constrain the reconfiguration of the marina buildings.

# **Conclusion**

After a review of the relevant policies in the official plan, it is my opinion that this application is entirely consistent with all elements of the plan. The official plan needs to be reviewed in its entirety to appreciate the general conformity of the Crane Lake House condominium application.

I do not believe that one can look at specific policies in isolation to determine potential conflicts. However, even if the specific policies identified in your email are carefully examined, I believe it may be concluded that there is general conformity.

Section 6.6 of the plan refers to an intensity or density of development quite apart from what exists at Crane Lake House. If this was or is an issue in this case, there could have been an argument that the intensity was an issue when the renovations were undertaken a short number of years ago. Regardless, the resort is not "a development of more intensive forms of residential recreational uses, including multi-unit buildings...".

There is no conflict with section 6.6 of the official plan.

Section 14.9 of the official plan is a general planning principle found in most planning instruments to recognize a common density control associated with an individual parcel of land. This specific policy is not relevant to the Crane Lake House application given the fact that the units exist and even if one believed that this policy had any application, each of the units will ultimately be conveyable on their own parcels of land.

I disagree entirely with your conclusion that section 6.20 would prohibit the severance of the marina. The wording of the section is sufficiently broad to achieve what is beneficial and in the interest of the neighbourhood. The assurance of the continuation of the marina is not only beneficial to the lake but is vital to the proper functioning of not only the Crane Lake Neighbourhood but to a great extent Blackstone Lake.

The transaction of converting the existing resort units to privately owned cottages does not violate the land division policies for the Crane Lake Neighbourhood. For practical purposes, this is an ownership change and does not reflect the kind of development controls intended in section 10 of the official plan. To narrowly interpret this kind of policy does not serve the general public or any interest in this circumstance. As we have often discussed in the past, official plans need to be applied to fulfil the general objects of the plan.

A conclusion that the application is contrary to the official plan suggests that the proposal violates or is in contradiction of the general spirit and intent of the philosophy, vision and principles of the plan. I believe that this is not only incorrect but portrays erroneous optics to the general public that a transaction that does not conform to the official plan of the municipality should be questioned at its very core.

I see no need to require an official plan amendment in this instance based upon the above discussion. If you have questions, please let me know.

Would you please confirm when the applications related to this matter will be brought to council or committee?

Sincerely,

ackso John Jacksø JJ:dh



# SECTION 2

# AMENDMENT NO. 62 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF THE ARCHIPELAGO

# - CRANE LAKE RESORT -



Prepared by Township of The Archipelago Planning Department

October 2017

# OFFICIAL PLAN AMENDMENT NO. 62 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF THE ARCHIPELAGO (Crane Lake Resort)

# SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 herein attached hereto shall constitute Amendment No. 62 to the Official Plan of The Township of The Archipelago.
- 1.2 Sections 1, 2, 3 and 4 herein and the attached appendices do not constitute part of the formal Amendment, but provide more detailed information respecting the Amendment.

# SECTION 2 LANDS SUBJECT TO THE AMENDMENT

2.1 The policies of this amendment are specific to the following parcel of land:

Part of Lot 21, Concession 9, in the geographic Township of Conger, being:

1) Parcel Identification Number (P.I.N): 521880004, Crane Lake House Resort.

# SECTION 3 PURPOSE OF THE AMENDMENT

- 3.1 This Amendment has been prepared in response to an application submitted John Jackson Planner Inc. on behalf of the owners of the subject lands.
- 3.2 The purpose of the Official Plan Amendment No. 62 (herein referred to as "OPA No. 62) is to amend the text of the plan by adding a new paragraph to "Section 16 SPECIAL PROVISIONS" and to amend Schedule 'A', the Land Use Schedule, to illustrate the lands affected by the amendment.
- 3.3 The effect of OPA No. 62 is to allow for a site-specific exemption permitting a consent to separate the commercial marina operation from the subject lands, to permit the conversion of 14-unit commercial resort with associated office, retail store, banquet facilities and restaurant into a residential condominium containing a total of 18 privately-owned residential condominium units and to allow for the consideration of an increase in service of a portion of Crane Walker Road to year-round municipal maintenance.

# SECTION 4 BACKGROUND AND BASIS OF AMENDMENT

- 4.1 The subject property, located on the shoreline of Crane Lake and accessed from Blackstone Crane Lake Road, is approximately 20.5 ha (50.7 ac) in size with 407 metres (1,335 feet) of straight-line shoreline frontage. A portion of the subject lands are currently zoned Marine/Resort Commercial (MRC), while another portion is zoned Natural State (NS) in the Township's Comprehensive Zoning By-Law No. A2000-07. A location map showing the subject lands and a map illustrating the proposed severance line on the property is attached.
- 4.2 The historical use of the property has been a commercial cottage rental resort with a restaurant, store, banquet hall and marina that served the patrons of the resort as well as lake residents. Specifically, the resort consists of 14 accommodation units ranging in size from 110.9 square metres to 137.3 square metres. Other structures include a 94.4 square metre office which is proposed to be transformed into a condominium unit, banquet facilities, a restaurant and a store measuring 1,054 square metres. The banquet facilities, store and the restaurant are proposed to be converted into three additional residential condominium units.

The amendment is to allow the resort to cease operations and be converted to 18 residential units in the form of condominium ownership. The units will be exclusive elements while the exterior areas including amenities and services will be common elements.

After significant investment, the operation of the resort has not been a viable business. It is the owner's intention to convert the existing commercial units to privately held residential units that function as typical lake front cottages. There will be no additional structural development on the proposed residential condominium lands as a result of the change of use and ownership.

The marina will be separated from the property and will continue to operate as a service to Crane Lake residents. The only change to the marina operation is the proposed construction of a new store to replace the store located within the resort portion of the property and the relocation of the fuel tanks.

4.3 The subject property is located in the Crane Lake Neighbourhood. The Official Plan of the Township of the Archipelago established land division policies on a neighbourhood basis. Sections 10.41 and 10.42 of the Official Plan state:

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"10.41 The Crane Lake Neighbourhood has little privatelyowned land remaining which has not been subdivided. Most of the land division which has occurred on Crane Lake besides Crown subdivisions took place before subdivision control and resulted in the creation of many lots which would be considered below minimum lot sizes by today's standards. There are presently in excess of two hundred cottages on Crane Lake.

This neighbourhood is influenced by the presence of The Massasauga Provincial Park. In recognition of the Park extra care will be taken by the Township in its review of building and development applications.

Further subdivision of Crown land is not permitted under the Ministry of Natural Resources District Land Use Guidelines. The west end of the Lake is predominantly undeveloped and will serve as a natural buffer between existing cottages and The Massasauga Provincial Park.

10.42 No further development, excepting the infilling of existing lots of record, is permitted in the Crane Lake Neighbourhood subject to Section 14 – Development Procedures and Standards and any other applicable policies of this Plan."

The land division policy for Crane Lake is based upon the existing density of the lake and the absence of any significant private land holdings eligible for further lot creation. There are in excess of 200 existing cottages on the lake. The development proposed is in keeping with the intent of the policy as in essence, the proposal is the separation of existing uses, and the conversion of commercial resort units to residential condominium units. This separation of uses and conversion of accommodation units to residential units is not anticipated to apply any additional stress on the Crane Lake Neighbourhood or the water quality of the lake.

4.4 The proposal does include expanding the area zoned for the marina use and an Environmental Review was prepared in support of such application by Fri Ecological Services. The Environmental Report concluded that the expansion of the area zoned for marina use would not impact natural heritage features, subject to the implementation of mitigation measures, and such mitigation measures can be implemented through an agreement required as a condition of the associated consent. Similar mitigation measures will also be implemented through a condominium agreement between the owner and the municipality as a condition of draft approval of the condominium description. 4.5 A review of the impact of the proposal on Crane Lake Phosphorus Levels was undertaken by Georgian Engineering. The review compared the phosphorus loading based on the original septic design for which MOECC issued a Certificate of Approval (now Environmental Compliance Approval), the phosphorus loading based on the existing facilities on the property and the phosphorus loading based on the proposed development. The results of the Review concluded that the proposal would result in a reduction of phosphorus loading to Crane Lake, with the specifics being:

Yearly Phosphorus Load based on Approved System	=	212.191 kg
Yearly Phosphorus Load based on Existing Uses	=	203.804 kg
Yearly Phosphorus Load based on Proposal	=	143.599 kg

- 4.6 The proposed drinking water systems for the residential condominium units is to consist of 4 separate individual water systems. The North Bay Parry Sound Health Unit has confirmed that the systems would not be subject to O. Reg. 319/08 and the Ministry of Environment and Climate Change has advised that the systems would not be subject to O. Reg. 170/03.
- 4.7 Both the sewage disposal system and the drinking water systems will be subject to a Responsibility Agreement with the Municipality as a condition of draft approval of the condominium description, to ensure the systems are appropriately maintained and an appropriate reserve fund is available to undertake any necessary repairs.
- 4.8 The proposal has been reviewed in accordance with the Provincial Policy Statement, 2014 and is consistent with the Provincial Policy Statement. Specifically:
  - the proposed residential condominium units, located on the shoreline of Crane Lake, would constitute recreational dwellings, which is a permitted use on Rural Lands in accordance with Section 1.1.5.2;
  - ii) municipal water and sewage services are not provided and in accordance with Section 1.6.6.3, private communal sewage and water systems, as proposed, are permitted;
  - iii) in accordance with Section 2.1, the impact on natural heritage features was reviewed by FRi Ecological Services, with respect to the area that is not currently developed and concluded that there would be no impact on natural heritage features;
  - iv) as directed by Section 2.2.1, the results of a review of phosphorus loading confirm that the proposal will result in a reduction in the loading of phosphorus to Crane Lake.

- v) Cultural Heritage and Archaeology has been considered in accordance with the direction of Section 2.6 and given the disturbed nature of the existing resort and marina site, there are no areas of significant archaeological resources or potential. A condition of draft approval will be included with the condominium description addressing archaeological resources should future development extend beyond the currently disturbed area.
- 4.9 The entrance to the subject property is located at the end of Blackstone-Crane Lake Road, which is a year round maintained road.
- 4.10 A new entrance is proposed to the residential condominium lands, approximately 300 metres south on Crane Walker Road from the existing entrance. The location of the new entrance will avoid the use of the marina lands and facilitate an expanded parking area and result in an overall improved layout for the operation of the marina.
- 4.11 Crane Walker Road is a Township road maintained seasonally, and is not maintained during the winter months. Section 13.10 of the Official Plan states:

"13.10 In keeping with the principle of limiting the level of local services, the Township endorses a minimal and basic road service. This basic road service is generally restricted to that level of service provided at the date of adoption of the Plan, except for the Pointe au Baril Station Neighbourhood."

This Amendment would address this policy by permitting an increase in the service level of Crane Walker Road from municipally, seasonally maintained to municipally, year-road maintained for an approximate distance of 300 metres. Any required improvements to the road will be the financial responsibility of the condominium applicant and will be include as a condition of draft approval.

# SECTION 5 <u>THE AMENDMENT</u>

The Official Plan of The Township of The Archipelago, as amended, is hereby further amended as follows:

Schedule 'A' – LAND USE PLAN, Crane Lake Section, is hereby amended by designating Part of Lot 21, Concession 9, P.I.N. 52180004, being Crane Lake House Resort as being subject to Special Provision No. 16.47, as shown on Schedule 'A' attached hereto and forming part of this amendment.

- 1. SECTION 16 SPECIAL PROVISIONS is hereby amended by adding the following subsection after subsection 16.46:
  - 16.47 Notwithstanding the provisions of this Plan, the lands described as Part of Lot 21, Concession 9, in the geographic Township of Conger, P.I.N. 521880004, being Crane Lake House Resort, is subject to the following:

# a) Consent for Marina:

A new lot may be created with frontage on Crane Lake and Crane Walker Road that may be used for marina commercial use including any ancillary or accessory uses.

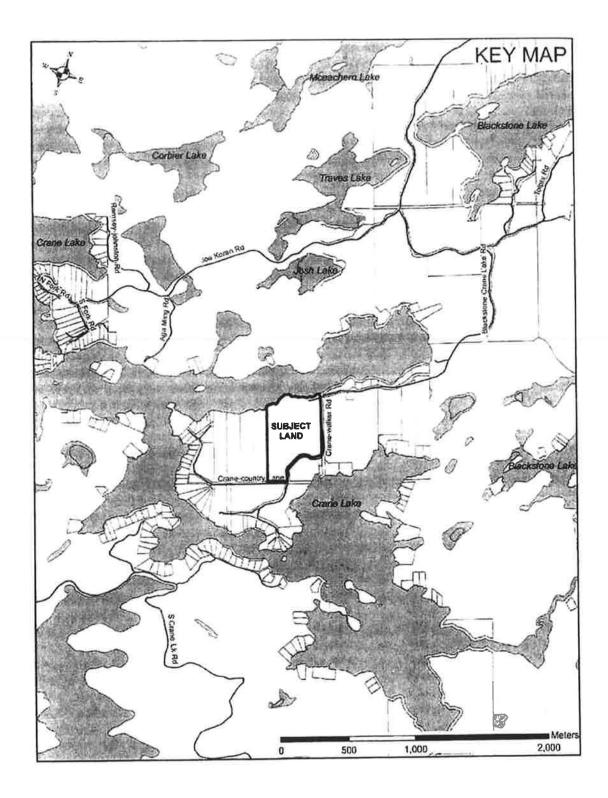
# b) Residential Condominium:

The existing Crane Lake House Resort lands and buildings may be the subject of a standard condominium application for up to 18 residential condominium units including any accessory or incidental uses that serve the condominium units.

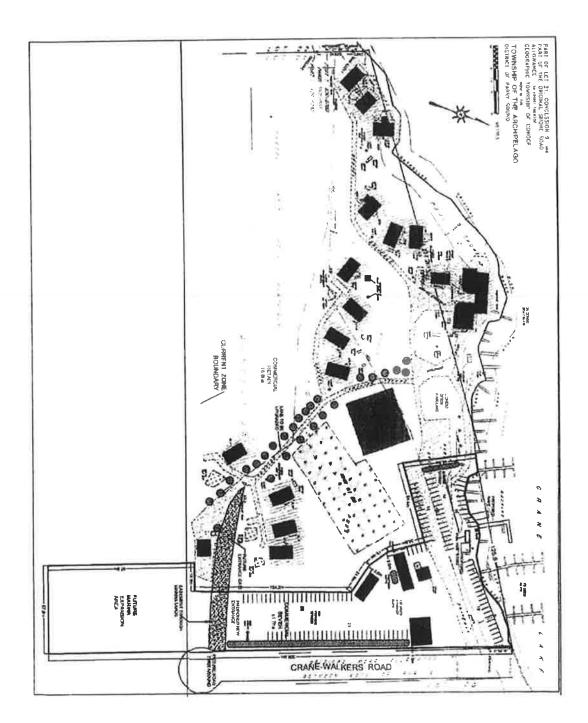
# c) Crane Walker Road

To facilitate the new entrance to the Residential Condominium and an improved layout for the operations of the marina, approximately 300 metres of Crane Walker Road is eligible for municipal, year-round maintenance, subject to the road being improved to an acceptable municipal standard.

# APPENDIX A LOCATION MAP



APPENDIX B CONSENT SKETCH



# SECTION 3



TO:	Chair Frost and Members The Archipelago Area Planning Board
FROM:	Cale Henderson, Manager of Development & Environmental Services Greg Corbett, Planning Consultant
DATE:	December 7, 2017
RE:	Consent Applications B01-16 and B02-16 Condominium Application No. SB01-16 510 Blackstone-Crane Lake Road Crane Lake Resort
APPLICANT:	N.D. McLennan Ltd.
AGENT:	JACKSON, John

# BACKGROUND

#### **Overview of Proposal:**

Crane Lake Resort is an existing resort and marina located on the eastern arm of Crane Lake. The resort consists of 14 rental cottages, an office, a banquet hall, store, marina and docking facilities for 60 to 70 boats. In addition, the resort has a number of ancillary uses to the resort and marina.

The proposal is to sever the marina from the resort, enabling the marina to operate separately from the resort, and to convert the existing resort into a residential condominium consisting of 18 residential units. To facilitate this proposal, the applicant has submitted the following *Planning Act* applications:

- Official Plan Amendment Application to permit the consent application, the residential condominium conversion and increase service level for a portion of Crane Walker Road.
- 2) Zoning By-law Amendment Application to rezone the resort portion of the property to a site specific Inland Lakes Residential (IR)' zone, to rezone the marina and a portion of 'Natural State (NS)' lands to the 'Marina Commercial (MC)' Zone, as well as enable a reduced side yard setback.
- 3) Condominium Description Application to convert the existing commercial resort into condominium ownership consisting of 18 residential condominium units within 16 buildings. Exclusive use areas are also proposed around each of the units. The common elements will include all internal access routes, parking area, tennis courts, sewage systems, accessory buildings, etc.

 Consent Application – to sever the marina from the resort and provide a right-of-way over the existing driveway to benefit the future residential condominium.

#### **Approval Authority:**

The Archipelago Area Planning Board is the approval authority for the Condominium application and the Consent applications. The approval authority for the Official Plan Amendment is The Township of The Archipelago and the Ministry of Municipal Affairs (MMA). The Township of The Archipelago is the approval authority for the Zoning By-law Amendment application.

Official Plan Amendment No. 62 was considered and adopted by Township Council at its meeting of October 20, 2017 and has been forwarded to MMA for approval and is currently being considered by MMA. With the adoption of OPA No. 62, the policy direction of the Township on this matter has been established. Thus, it is appropriate for The Archipelago Area Planning Board to consider the associated consent and condominium applications at this time, with the implementing Zoning By-law Amendment application being considered by Council.

#### Purpose of Consent Applications B01-16 and B02-16:

The purpose of the Consent Application B01-16 is to provide for the separation of the existing marina operation from the existing resort operation. The characteristics of the proposed lots are:

	Lot Frontage	Lot Area	Use
Severed Lot	125.6 metres	1.7 hectares	Marina
Retained Lot	277.2 metres	18.8 hectares	Resort to be converted to Residential

The purpose of Consent Application B02-16 is to grant an easement / right-of-way over the severed lot (marina) in favour of the retained lot (resort/residential) for the purposes of vehicular and pedestrian access and utilities. The easement / right-of-way is to be granted in two separate locations, one in the northern portion of the severed lot to provide for the existing access to the retained lands and the other in the southern portion of the severed lot to provide for a potential future alternative access to the retained lands from Crane Walker Road.

#### Purpose of Condominium Description:

The purpose of the condominium application is to provide for the condominium ownership of the retained lands (resort) with the condominium to consist of a total of 18 residential condominium units in the form of 15 individual detached units and 3 units contained within a multiple residential building. The condominium will also contain exclusive use areas surrounding each of the condominium units and

common use areas and buildings including a storage building, parking areas, shoreline area and other common area.

# **Property Characteristics:**

The property is located on the southern shoreline of the eastern arm of Crane Lake within Lot 21, Concession 9, geographic Township of Conger and is known municipally as 510 Blacstone-Crane Lake Road. The location of the property is illustrated in **Figure 1**.

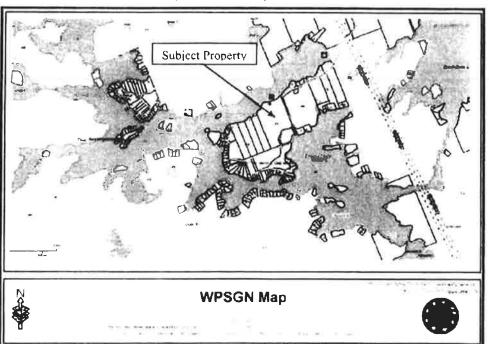


Figure 1: Property Location

The property is approximately 20.5 hectares in size with approximately 407 metres of straightline water frontage on Crane Lake.

The subject property contains the existing resort, consisting of 14 detached rental cabins, a restaurant, office, store, banquet facility and a marina. These uses are located predominantly in the northern portion of the property in the vicinity of Crane Lake. The resort operation is located primarily on the western portion of the property and the marina on the eastern portion.

The topography of the property is typical to Crane Lake, however, due to the existing development; a majority of the shoreline area has been cleared. The rear portion of

the property is forested with a mixed forest, typical to the area. A portion of Crane Walker Road traverses the rear of the property, providing access to numerous properties on Crane Lake.

A site plan Illustrating the proposed severance of the property and associated draft plan of condominium is contained in Figure 2.

#### Supporting Documentation:

A number of reports, documents and correspondence have been submitted in support of the applications, as follows:

- 1. Cover Letter, prepared by John Jackson, dated January 12, 2016
- Planning Summary Report, Prepared by John Jackson, dated January 12, 2016
- 3. Muskoka Resort and Tourism Policy Review, prepared by PFK Consulting Inc., dated November 23, 2012
- Planning Justification Letter, prepared by John Jackson, dated February 18, 2014
- 5. Copy of Registered Site Plan Development Agreement for Crane Lake Resort, dated November 19, 2011
- 6. Environmental Review, prepared by FRi Ecological Services, dated December 24, 2015
- 7. Crane Lake Resort Servicing Options Study, prepared by Georgian Engineering, dated 2015
- 8. Tourist Resorts Parry Sound/Muskoka Report, prepared by John Jackson, dated June 10, 2014
- 9. Fractional Resort Developments: The Central Ontario Experience, prepared by John Jackson, dated October 16, 2009
- 10.Photos of Resort
- 11. Revised Site Plan, dated July 6, 2016
- 12. Revised Site Plan, dated August 24, 2016
- 13. Summary of Responses to Public Meeting and Comments Received, prepard by John Jackson, dated September 7, 2016;
- 14. Response to Ministry of Municipal Affairs Comments, prepared by Georgian Engineering dated August 11, 2017;
- 15. Response to Ministry of Municipal Affairs Comments, prepared by John Jackson, dated August 11, 2017; and,
- 16. Response to Ministry of Municipal Affiairs Comments, prepared by Dentons Canada LLP.

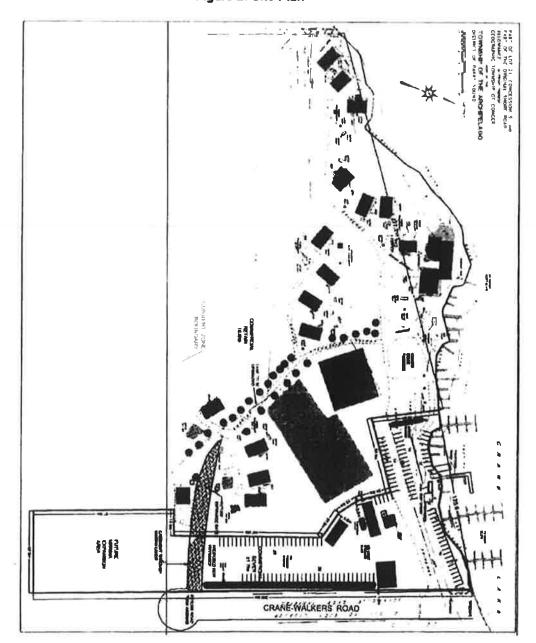


Figure 2: Site Plan

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ANALYSIS:

#### PLANNING ACT SECTION 51(24) CRITERIA:

Section 51(24) of the *Planning Act*, R.S.O. 1990, as amended, sets out criteria to be given regard to when considering a plan of subdivision or condominium and consent applications.

In reviewing the criteria with respect to these applications, the following is noted:

#### a) Matters of Provincial Interest

The proposed condominium description and consents are consistent with all matters of provincial interest set out in Section 2 of the *Planning Act* as implemented through the Provincial Policy Statement, 2014.

# b) Premature or in Public Interest

The proposal is to provide for the separation of the existing marina operation from the existing resort operation and to allow for condominium ownership of the existing resort property with its conversion to residential use. The intention is to allow for the continuation of the marina operation, which the public has indicated is of importance to the Crane Lake community, while at the same time allow for a reuse of the resort property, which is no longer financially viable. The proposal will not result in any significant change to the built form.

#### c) Conformity to Official Plan and Adjacent Subdivisions

Official Plan Amendment No. 62 has been adopted by Council which facilitates the proposal and is in keeping with the intent and direction of the Township of The Archipelago Official Plan.

#### d) Suitability of Land

Both the severed and retained lands are suitable for their intended uses.

#### e) Road Network

The lands are accessed from Crane Walker Road, a municipal road. Access to the condominium lands is to be via a right-of-way over the marina lands, with two options provided, one maintaining the existing access through the marina parking area and a second option to the north from the portion of Crane Walker Road that is currently seasonally maintained.

#### f) Dimension and Shape of Proposed Lot

Both lots satisfy the lot size requirements and are suitable for the uses proposed.

#### g) Restrictions

According to the application, there are no restrictions registered on title of the property. Agreements will be required with the Township of The Archipelago as conditions of draft approval, which will be subsequently registered on title.

#### h) Natural Resources and Flood Control

No natural resources have been identified on the property and the property is not within a floodplain.

# i) Adequacy of Utilities and Municipal Services

The necessary utilities are currently available to the property. Municipal water and sewer services are not available within the Township and the property was developed with water services provided by surface water and sewage services provided by a sewage system approved by the Ministry of the Environment and Climate Change. The condominium corporation will be required to maintain these services and a Responsibility Agreement with the Township will also be required. A new sewage disposal system will be required for the Marina property.

# j) Adequacy of School Sites

It is assumed that the existing school sites servicing the area will have adequate capacity available, however it is unlikely that the units in the condominium will be used on a permanent residential basis requiring school facilities.

#### k) Public Land Dedication

Given that the property is already developed, the separation of the existing uses and the change to condominium ownership will not increase the need for public lands.

#### I) Energy Conservation

The conversion of the existing resort to condominium ownership will have no impact on energy consumption.

# m) Design and Site Plan Control Matters

The development of the property is subject to site plan control. A condition of draft approval will require that both the severed lands of the consent and the condominium lands be subject to an agreement in accordance with Section 51(26) of the *Planning Act*, which would be registered on title.

-

# Provincial Policy Statement, 2014:

The Provincial Policy Statement, 2014 (PPS) issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest relating to land use planning and development.

The subject lands are located in the Rural Area and, more specifically, on Rural lands, as defined by the PPS. Policy 1.1.5 provides policies related to Rural Lands in Municipalities and of particular note are the following:

- 1.1.5.2 On rural lands located in municipalities, permitted uses are:
  - a) The management or use of resources;
  - b) Resource-based recreational uses (including recreational dwellings);
  - c) Limited residential development;
  - d) Home occupations and home industries; cemeteries; and
  - e) Other rural land uses.
- 1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.
- 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.
- 1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

The proposed consent applications, to separate the marina operation from the resort operation and the condominium application to facilitate the conversion of the resort to an 18-unit residential condominium, would be consistent with this policy direction for Rural Lands. The proposed residential condominium units, located on the shoreline of Crane Lake, would constitute recreational dwellings, which is a permitted use on Rural Lands in accordance with Section 1.1.5.2.

The separation of the marina operation, would allow for the marina operation to continue, which is in keeping with the direction of promoting economic opportunities.

A tourist resort and marina has operated on the subject lands for a number of years, but the resort component is no longer financially feasible according to the applicant and its conversion to a residential condominium will allow the buildings on the property to be retained and properly maintained, thus allowing for the built character of the property to continue and the change to residential use would be in keeping with the residential use of the majority of properties on Crane Lake.

The separation of the marina operation will allow for the continuation of this important service to the lake community. The lands are accessed by an existing

year-round maintained municipal road with access to the condominium lands to be via a right-of-way over the marina lands and with frontage of Crane Lake.

Policy 1.6.6 (Sewage, Water and Stormwater) confirms private communal water and sewage services may be permitted where municipal water and sewage services are not available. Municipal water and sewage services are not available to the site, and the sewage and water services to service the condominium lands will be considered communal systems as they will service a number of units. A new individual sewage disposal system will be installed to service the marina operation.

Section 2 of the PPS addresses the Wise Use and Management of Resources. Policy 2.1 (Natural Heritage) speaks to the protection of natural features and areas. No significant natural heritage features have been identified that would be impacted by the proposal. FRI Ecological Services provided an Environmental Review with respect to the area that is not currently developed and is proposed to be included in the marina operation, and concluded that there would be no impacts on natural heritage features, subject to the implementation of mitigation measures that will be included as a condition of the consent approval.

Section 2.2.1 directs Planning Authorities to protect, improve or restore the quality and quantity of water by among other matters ensuring consideration of environmental lake capacity. A review of the impact of the proposal on Crane Lake Phosphorus Levels was undertaken by Georgian Engineering. The review compared the phosphorus loading based on the original septic design for which MOECC issued a Certificate of Approval (now Environmental Compliance Approval), the phosphorus loading based on the existing facilities on the property and the phosphorus loading based on the proposed development. The results of the Review concluded that the proposal would result in a reduction of phosphorus loading to Crane Lake, with the specifics being:

Yearly Phosphorus Load based on Approved System	=	212.191 kg
Yearly Phosphorus Load based on Existing Uses	=	203.804 kg
Yearly Phosphorus Load based on Proposal	=	143.599 kg

Based on the above analysis, the proposal would result in a reduction of phosphorus input into Crane Lake from the property and thus would be of benefit to the environmental lake capacity.

Cultural Heritage and Archaeology has been considered in accordance with the direction of Section 2.6 and given the disturbed nature of the existing resort and marina site, there are no areas of significant archaeological resources or potential. A condition of draft approval has been included with the condominium description addressing archaeological resources should future development extend beyond the currently disturbed area.

Based on this review, it is concluded that the proposed consent and condominium applications are consistent with the direction provided in the Provincial Policy Statement, 2014.

#### Township of The Archipelago Official Plan:

#### Goal and Objectives

The general goal of the Official Plan, as set out in Section 3, states:

'to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this goal.'

Section 4 of the Official Plan sets out the Objectives necessary to fulfill the above noted Goal and include, among others;

- 1. Respecting, maintaining and improving the natural environment of the region of which the Township is a part.'
- Responding appropriately to the inevitable social and economic changes that will affect the demand for recreation in its many forms while maintain a status quo philosophy in regard to the character of the present land use base;
- 5. Ensuring the compatibility of land and water usage;"

This Goal and these Objectives enforce an "environment first" and "status quo" philosophy that has been the foundation of The Archipelago since its inception. The proposed applications would be in keeping with this direction by maintaining the physical development on the property and maintaining the marina operation, which provides a vital service to the lake community and is an important component of the lake's character. At the same time, the proposal will result in a reduction of potential phosphorus loading to Crane Lake.

#### Land Use Policies

Section 6 of the Official Plan outlines the land use policies for the Township. Section 6.6 states:

"The permitted residential uses are to be restricted to single detached dwellings with some provision for isolated accessory apartments in Pointe au Baril Station. The planning approach in the Township has evolved in recognition of the extremely sensitive water and land-based environments. The development of more intensive forms of residential recreational uses, including multiple-unit buildings and structures often associated with condominium and time-share facilities, is inconsistent with this fundamental planning principle and therefore, such uses are prohibited."

The proposal would result in a more intensive form of residential recreational land use, not typical to the Township. Although the majority of the units within the proposed condominium are to be single detached units, and no new significant structural development is being proposed, to ensure compliance with Section 6.6 of the Official Plan, Official Plan Amendment No. 62 specifically addresses the proposed conversion.

With respect to the Marina uses, Section 6.16 states:

"Notwithstanding Section 6.15 above, the retention of the marine commercial land base in the Township, particularly on the inland lakes and the mainland shoreline of Georgian Bay, is important to the long-term access needs of the residents of The Archipelago. Therefore, the rezoning of marine commercial land with significant shoreline on the mainland of Georgian Bay or the inland lakes will not be supported."

The applicant is proposing to maintain the marina and ensure it can continue to serve the Crane Lake community.

In addition, Section 6.17 states:

"Further to Section 6.16, careful regard will be given to applications that seek to rezone waterfront commercial lands which would remove or restrict water access. Such a request must be submitted together with an appropriate planning report which must clearly demonstrate that the property is either unsuitable for the provision of water access or, if water access is provided, the applicants must demonstrate that access can be successfully gained elsewhere in the same area."

Further, a policy specific to inland lakes, Section 6.18 states:

"Commercial operations on inland lakes provide essential facilities for water access properties. It is vital to the preservation of the character of the Township that these services be continued as an Integral part of the inland lake neighbourhoods."

#### Environmental Policies

Section 7 of the Official Plan addresses the environmentally sensitive areas of the Township. The following policies are of relevance to the subject application:

- "7.1 The natural features and ecological functions of the Township's natural environment, which contribute greatly to the Township's wilderness character, are paramount and will be protected.
- 7.5 The identification of environmentally sensitive areas on Schedule "F" may be further refined, expanded or modified without formal amendment of the Plan as additional information becomes available,

upon site inspection of individual properties or through supporting documentation submitted.

- 7.6 Council recognizes the importance and value of the environmentally sensitive areas and cultural heritage areas of the Township and supports the protection of these areas. In addition to these general policies, certain specific policies have been provided to address the specific types of environmentally sensitive areas.
- 7.18 Fish habitat will be protected to ensure the long-term health of the Township's fisheries resource.
- 7.30 Development will not be permitted within significant portions of the habitat of endangered or threatened species and may only be permitted in the adjacent area where it has been demonstrated through a site evaluation report that there will be no negative impact on that habitat "

Generally, the proposal will convert existing rental cottages to residential condominium units and there will be no new structural development. However, as part of the Zoning By-law Amendment, the applicant is proposing to rezone a portion of lands, currently zoned 'Natural State (NS)', to facilitate the possible future expansion of the Marina. An environmental assessment to evaluate the potential environmental impacts with respect to the expanded marina was completed by FRi Ecological Services. The study concluded that the area is appropriate for future marina expansion.

#### **Development Policies**

Section 10 of the Official Plan establishes Neighbourhood Growth Policies, which are effectively land division policies for the various areas in the Township. Schedule "A" to the Official Plan identifies the subject lands as being located within the Crane Lake Neighbourhood. The relevant policies applicable to the Crane Lake Neighbourhood include the following:

"10.41 The Crane Lake Neighbourhood has little privately-owned land remaining which has not been subdivided. Most of the land division which has occurred on Crane Lake besides Crown subdivisions took place before subdivision control and resulted in the creation of many lots which would be considered below minimum lot sizes by today's standards. There are presently in excess of two hundred cottages on Crane Lake.

This neighbourhood is influenced by the presence of The Massasauge Provincial Park. In recognition of the Park extra care will be taken by the Township in its review of building and development applications.

> Further subdivision of Crown land is not permitted under the Ministry of Natural Resources District Land Use Guidelines. The west end of the Lake is predominantly undeveloped and will serve as a natural buffer between existing cottages and The Massasauga Provincial Park.

10.42 No further development, excepting the infilling of existing lots of record, is permitted in the Crane Lake Neighbourhood subject to Section 14 – Development Procedures and Standards and any other applicable policies of this Plan."

As per the policy above, the subject property is not eligible for land division, hence, Official Plan Amendment No. 62 was applied for to enable the proposed severance and has been adopted by the Township. As the proposed severance is, in essence, the separation of existing uses, and not creating a new vacant lot for development, the proposal would be in keeping with the intent of the land division policies for Crane Lake and would conform with Official Plan Amendment No. 62.

#### Services

Section 11 of the Official Plan provides policies related to services, with Sections 11.3 to 11.5 focused specifically on private water systems and sewage disposal systems.

- "11.3 All development is to proceed on the basis of private individual water and sewage disposal systems, constructed and maintained in accordance with the applicable legislation.
- 11.4 Private individual water and sewage disposal systems will not generally provide service to more than one (1) lot legally capable of being conveyed.
- 11.5 A hydrogeological assessment may be required by the Township to be submitted in support of a development proposal for more than five residential lots, or for any high water and/or high effluent producing commercial use in accordance with applicable Ministry of Environment D-Series Guidelines."

The applicants have submitted a servicing options report prepared by Georgian Engineering, supporting the current services.

As the water and sewage systems on the subject property will service multiple private residences and will not be owned by the municipality but rather are to be owned, operated and managed by the condominium corporation which will own the property, the services would be considered private communal water and sewage services. Given the proposed residential use, there is a municipal liability should private communal services fail. The conditions of approval to the condominium description include a requirement for a Responsibility Agreement to adequately protect the municipality and future condominium owners.

#### Peer Review of Technical Reports

Section 14.45 of the Official Plan states:

'Where a technical report or detailed impact assessment is required, such report shall be undertaken by one or more individuals who are qualified in assessing the value or matter of concern. Such report shall be:

- a) Prepared independently at the direction of the Township, on behalf of, and at the expense of, the applicant, unless otherwise agreed to by the Township; or,
- b) Where submitted by the applicant, subject to a peer review directed by the Township, and at the expense of the applicant, unless otherwise agreed to by the Township.'

In this case, a Servicing Options Report and an Environmental Review were submitted with the application. These reports were not formally peer reviewed by the Municipality, however, they were provided to the province, together with the applicant's Planning Report, as part of the Township's pre-consultation with the Ministry of Municipal Affairs and were reviewed by the appropriate provincial ministries. As discussed later in this report, the province indicated that they were in agreement with the Environmental Review but requested further information with respect to the Servicing Options Report. This additional information was subsequently provided to the Township and has been forwarded to the province.

#### Conclusion

In consideration of the foregoing, the proposed consent and condominium applications would be in keeping with the intent and direction of the Township's Official Plan.

#### **CONSULTATION**

The Township has undertaken consultation on the applications beyond what is required by the *Planning Act*. All information provided has been posted on the Township's website in an effort to keep the public informed, two public meetings have been held, with one being held at the property on Crane Lake in an effort to make it more accessible to the public and the Township has pre-consulted with the province.

#### **Public Meetings**

Two public meetings with respect to the applications have been held.

The first public meeting was held July 15, 2016 at Crane Lake Resort. This public meeting was well attended with a number of questions and comments made by the

public. The applicant and agent were present to respond to questions and provide additional information. The issues raised at the public meeting included:

- a) Rental of Condominium Units: If the Official Plan Amendment, Zoning Bylaw Amendment and Condominium applications are approved, the condominium units will be residential in nature and will be zoned residential, thereby removing the commercial aspect of the property. The permitted residential use of the condominium units will be the same as all residential properties on Crane Lake. The proponent has indicated a willingness to include a provision in the condominium declaration prohibiting the rental of any of the condominium units.
- b) Use of Community/Banquet Hall: Comments were raised with the disappointment of having the restaurant and banquet hall closed and no longer being available to the public. The applicant indicated at the Public Meeting that he would be receptive to having the Crane Lake Association purchase the community hall and not convert it to residential condominium units. This has been pursued but according to correspondence from the Crane Lake Association, the purchase of the Community Hall was considered at their Annual General Meeting in July and the Association voted to decline the opportunity to purchase the facility.
- c) Viability of Marina: Concern was raised that the marina operation will not be viable without the resort. The applicant's agent has responded that it is the resort that is not viable and the purpose of severing the marina from the resort is to allow the marina to continue servicing the lake residents.
- d) Environmental Report: Concern was raised with the suitability of the Environmental Review undertaken and whether it addressed all features on the property. The Environmental Review was limited to the area to be rezoned from Natural State to Marina Commercial, and endorsed by the province. Should future development be proposed in the areas to remain zoned Natural State, a further rezoning will be required with the submission of a further environment report to support any such application.
- e) Extending Year-round Maintenance of Crane Walker Road: Concern was raised with the extension of the year-round maintenance and that all lots should be provided with year-round access. Official Plan Amendment No. 62 provides for Council's consideration of extending the year round maintenance of Crane Walker Road the 300 metres required to provide access to the new entrance to the residential condominium lands. Whether this will be provided is at the discretion of Council and is not required in order to permit the development under the Township's Official Plan policies, access can be from a seasonal road. At this time, the proponent has not formally requested that this portion of Crane Walker Road be made a year-round municipally maintained road.

- f) Concern with Additional Boat Traffic: Concern was raised that the conversion to residential use will increase boat traffic on the lake. It was acknowledged that this is already a busy area of the lake given the existing resort and marina. Although residential properties typically would have more boats than a similar number of resort units, it is not envisioned that the conversion will result in a substantial increase in the intensity of use and associated boat traffic.
- g) Relocation of Fuel Pumps: It was questioned whether it was realistic to relocate the fuel pumps. The applicant's agent has responded that the marina wants to include fuel sales in their operation and to do so, the pumps have to be relocated onto the marina property. As the property does contain fuel pumps, a Record of Site Condition will be required to be submitted and filed with the province to ensure that there will be no adverse impact on the residential use of the property, and has been included as a condition of draft approval to the condominium.
- h) Implementation of Environmental Study: Questioned how the findings of the Environmental Review would be implemented. The consent approval and condominium approval include conditions requiring the applicant to enter into an Agreement with the Municipality to implement the mitigation measures recommended in the Review.
- i) Septic System: Questions pertaining to the suitability of the existing system and how the Marina will be serviced. The engineering review of the existing system and the proposed development confirmed that the existing system is of adequate size to accommodate the proposal and in fact, technically, there will be a reduction in the amount of effluent from the proposed use in comparison to the existing use. A new septic system will be required on the Marina property, but the property is of adequate size to accommodate a system.
- j) Water Quality Impact: Concern with impact of conversion on the water quality of Crane Lake. The additional engineering information provided indicates that there will be a reduction in phosphorus loading to the lake from what could occur based on the existing approved commercial uses.

The applicant's agent also provided responses to the issues raised at the public meeting and these were posted on the Township's website.

The second public meeting was held at the Township's Council Chambers on September 16, 2016. At the meeting, revisions to the proposal were presented, which were made primarily in an effort to address comments made at the previous public meeting. Issues raised at this Public Meeting included:

a) Seasonal Road Policy: Questioned whether the application would change the seasonal road policy of the Township. Official Plan Amendment No. 62 was a site-specific amendment with respect to the road and not a general amendment to the overall policy. Whether the road servicing of this portion of

Crane Walker Road is increased to year-round maintenance for the 300 metre section will be a future decision of Council.

- b) **Community/Banquet Hall:** Comments were once again made respecting maintaining the banquet hall so the community would have access.
- c) Vlability of Proposal: Comments were again raised with the viability of the proposal and that removing the Marina from the resort lands will make the marina operation unviable. The revised plan included additional parking and boat storage for the marina but in reality, the viability of the marina operation will depend on its use by the lake residents.
- d) Use of Marina Land for Other Use: In association with viability, concern that the use of the marina lands will change to another use. The Official Plan Amendment stipulates that the purpose of the severance is to separate the Marina operation and the implementing zoning by-law will zone the property Marina Commercial, which only permits a marina as a main use and will prohibit any accessory residential uses on the property.

#### **Provincial Pre-consultation**

The proposed Official Plan Amendment and supporting documentation and reports was forwarded to the Ministry of Municipal Affairs for review and comment. The Ministry provided comments on the proposed Amendment and requested that consideration of the Amendment be deferred pending the submission of additional information. This additional Information was provided by the applicant to the Township and Township staff were satisfied that it addressed the concerns raised and forwarded the information to the Ministry. The following is the additional information requested and what has been provided.

1. Additional information on the transition of users between commercial and residential use.

The applicant's agents have advised that with the Crane Lake Association's decision not to pursue the purchase of the banquet hall, there will no longer be a transition of uses. Once the applications are approved, the use of the resort property will convert to residential use only.

2. Demonstration, in a quantiflable manner, that the phosphorous level in the lake will not increase after the conversion to condominium.

As indicated previously, Georgian Engineering provided quantifiable data to illustrate that the conversion of the commercial resort with associated restaurant, banquet hall and store, to residential will result in a reduction in the phosphorus loading to Crane Lake.

3. If there is potential for an increase in phosphorous, a lakeshore capacity assessment completed in accordance with the Lakeshore Capacity Handbook, including lake profiles showing dissolved oxygen.

As per 2 above, there will be no increase in phosphorous loading to Crane Lake and thus a lakeshore capacity assessment is not required.

 An updated Servicing Options Study or alternatively, an engineering report detailing the proposed drinking water system and its compliance with applicable legislation.

The Original Servicing Options Study did outline the proposed drinking water systems for the residential condominium, which is to consist of four (4) individual water systems complete with separate intakes, pumps, pressure tanks, filters, primary UV disinfection, flow meter, and chlorinator.

Georgian Engineering provided correspondence between themselves and NBPS Health Unit respecting the applicability of O. Reg. 319/08 and the Health Unit advised that none of the systems would be subject to O. Reg. 319/08. If the Marina is to have a public washroom with potable water, however, it would be subject to O. Reg. 319/08.

Similarly, Georgian Engineering provided correspondence between themselves and MOECC respecting the applicability of O. Reg. 170/03 and MOECC advised that O. Reg. 170/03 would not apply as long as there were five or fewer residential units connected to each of the water systems.

 That confirmation be provided that the wastewater services for the proposed severed marina portion shall be operated in compliance with all appropriate standards.

Georgian Engineering has responded that the wastewater services for the severed marina portion would be regulated under Part VIII of the Ontario Building Code, which is administered by the Township's Building Department.

Other comments and suggestions on the proposed amendment were provided by the Ministry of Municipal Affairs and, where appropriate, revisions to the Amendment were made to address these prior to its adoption by Council.

#### **RECOMMENDATION:**

In consideration of the foregoing, it is recommended that:

- i) Consent Application B01-16 be approved subject to the conditions set out in Appendix "A";
- Consent Application B02-16 be approved subject to the conditions set out in Appendix "B"; and,

iii) Condominium Application SB01-16 be draft approved subject to the conditions set out in Appendix "C".

Respectfully submitted,

Cale Henderson, MCIP, RPP Manager of Development & Environmental Services

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Gregory I. Corbett, M.PI, MCIP, RPP Consulting Planner

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# SECTION 4

### THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO BY-LAW NO. A2082-17

To amend By-law No. A2000-07 (the Zoning By-law) for Part of Lot 21, Concession 9, being Parcel Nos. 3040 and 5717 PSSS, in the geographic Township of Conger (McLennan / Crane Lake Resort)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, authorizes municipalities to enact zoning by-laws;

AND WHEREAS the owner of the Crane Lake House Resort is proposing to convert the existing resort consisting of rental cabins, store and restaurant into 18 privately-owned residential condominium units:

AND WHEREAS the owner has applied to separate the existing marina operation on the property from the proposed residential condominium lands;

AND WHEREAS the consent is conditional upon rezoning of the marina, as well as the portion of the subject property currently zoned Natural State that is being transferred to marina lands, to adequately reflect the proposed uses.

NOW THEREFORE BE IT ENACTED as a By-law of the Council of the Corporation of the Township of The Archipelago as follows:

- Schedule 'A', (Conger) of By-Law No. A2000-07, as amended, is hereby further amended, as shown on Schedule 1 to this By-law by rezoning Part of Lot 21, Concession 9, Parcel 3040 PSSS and Parcel 5717 PSSS, in the geographic Township of Conger:
  - a) From the Marina/Resort Commercial (MRC) Zone to the Inland Lakes Residential Exception 19 (IR-19) Zone;
  - From the Marina/Resort Commercial (MRC) Zone to the Marina Commercial Exception 3 (MC-3) Zone; and
  - c) From the Natural State (NS) Zone to the Marina Commercial Exception 3 (MC-3) Zone.
- Section 7.2 SPECIAL EXCEPTION REGULATIONS INLAND LAKE RESIDENTIAL (IR) of By-law No. A2000-07, as amended, is hereby further amended by adding:
  - 7.2.19 Inland Lakes Residential Exception 19 (IR-19)

Part of Lot 21, Concession 9, Parcel 3040 PSSS and Parcel 5717 PSSS, in the Geographic Township of Conger, as shown on Schedule "A", and more particularly on Schedule 'B-43' to this Bylaw.

# 7.2.19.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned IR-19 are limited to the following:

- i) 18 dwelling units consisting of 15 detached dwellings, and a three (3) unit multiple dwelling;
- ii) Accessory structures and buildings.

#### 7.2.19.2 Zone Standards

The regulations of Section 7.1.3, Zone Standards, shall apply to the uses permitted in the IR-19 Zone, with the exception of the following:

- i) The maximum lot coverage permitted shall be 3,000 m<sup>2</sup>;
- ii) The maximum total floor area of each detached dwelling unit shall be as exists on December 8, 2017;
- iii) The maximum floor area of the multiple dwelling shall be as exists on December 8, 2017.
- Section 9.2 Special Exception Regulations Marina Commercial (MC) of By-Law No. A2000-07, as amended, is hereby further amended by adding:

#### 9.2.3 Marina Commercial Exception 3 (MC-3)

Part of Lot 21, Concession 9, Parcel 3040 PSSS and Parcel 5717 PSSS, in the geographic Township of Conger, as shown on Schedule 'A', and more particularly on Schedule 'B-43' to this By-law.

9.2.3.1 Permitted Uses, Buildings and Structures

The uses permitted in Section 9 – Marina Commercial (MC) Zone with the exception that a domitory shall not be permitted as a secondary use and a single detach dwelling or a dwelling unit in a commercial building shall not be permitted as an accessory use.

#### 9.2.3.2 Zone Standards

The regulations of Section 9.1.2, Zone Standards, shall apply to the uses permitted in the MC-3 Zone with the following site specific regulations:

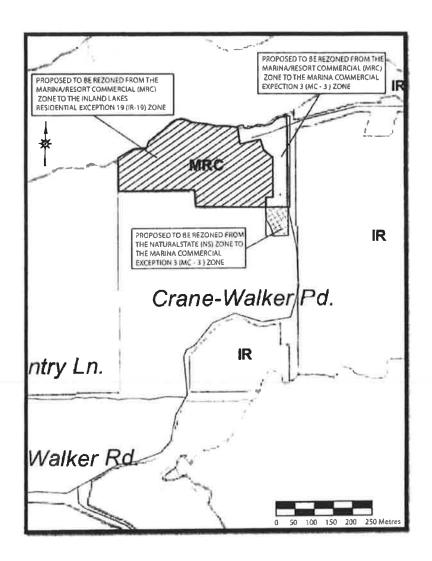
- i) Minimum side yard is 1.5 metres
- ii) The docking envelope is shown on Schedule 'B-44'
- Schedule 1 and Schedule 2 to this By-law, shall be inserted as Schedule 'B-43' and Schedule 'B-44', respectively to By-law No. A2000-07, as amended.
- This By-law shall take effect and come into force in accordance with Section 24(2) of the Planning Act, R.S.O. 1990.

READ and FINALLY PASSED IN OPEN COUNCIL this 8th day of December, 2017.

Dete-REEVE

Ulayan Wearer

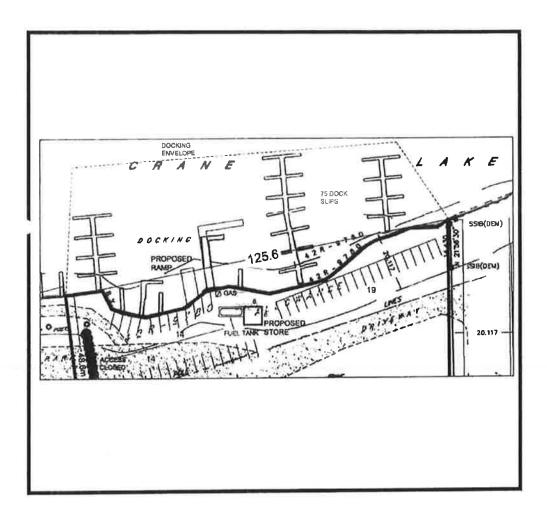




THIS IS SCHEDULE "1' TO BY-LAW NO. A2082-17 TOWNSHIP OF THE ARCHIPELAGO PASSED THIS 8<sup>th</sup> DAY OF DECEMBER 2017

Ktet -REEVE

Mayan Wiard



THIS IS SCHEDULE "2" TO BY-LAW NO. A2082-17 TOWNSHIP OF THE ARCHIPELAGO PASSED THIS 8<sup>th</sup> DAY OF DECEMBER, 2017

REEVE

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# **SECTION 5**

CONDOMINIUM AGREEMENT

N.D. MCLENNAN LIMITED

- and –

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

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### CONDOMINIUM AGREEMENT

-1-

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_\_, 2018.

BETWEEN:

## N.D. McLennan Limited (hereinafter called the "Owner")

- and -

## THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO (hereinafter called the "Township")

WHEREAS the Owner is the registered owner of the lands identified in Schedule "A" herein (herein after the "Condominium Lands");

AND WHEREAS the Condominium Lands are subject to a Draft Approval for a Standard Plan of Condominium issued by The Archipelago Area Planning Board and bearing file number SB01-16 (the "Draft Approval");

AND WHEREAS the Conditions of Draft Approval require the Owner to enter into an agreement with the Township pursuant to Section 51(26) of the *Planning Act*, R.S.O. 1990, as amended;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and for other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is hereby acknowledged), THE OWNER AND THE TOWNSHIP HEREBY COVENANT AND AGREE WITH ONE ANOTHER AS FOLLOWS:

### PART 1

#### 1 SCOPE OF AGREEMENT

- 1.1 <u>Description of Lands</u> The lands affected by this Agreement are the lands described in Schedule "A" hereto.
- 1.2 <u>Plan Reference</u> For the purpose of this Agreement, references are made to the Plan of Condominium attached hereto as Schedule "B". Any further changes in the said Plan, or any changes in the Conditions of Draft Approval, may necessitate a change in the provisions of this Agreement.
- 1.3 <u>Conformity with Agreement</u> The Owner covenants and agrees that no work shall be performed on the said lands except in conformity with:
  - (a) the provisions of this Agreement, including the schedules hereinafter referred to and attached hereto;
  - (b) all plans and specifications submitted to and accepted by the Township, being those Plans referenced in Schedule "E";
  - (c) all applicable Municipal By-laws;
  - (d) all applicable Provincial and Federal Legislation; and,

the following reports submitted in support of the application for approval, including:

-2-

- 1.4 Reliance upon Representations The Owner acknowledges that:
  - (a) it has made representations to the Township that it will complete all works required herein, in accordance with the Plans filed and accepted by the Township and others, and;
  - (b) the Township has entered into this Agreement in reliance upon those representations.
- 1.5 <u>Schedules Attached</u> The following schedules are attached to and form part of this Agreement:

Schedule "A" -	Description of Lands
	Plan of Condominium
Schedule "C" -	Deeds, Easements and Conveyances
	Mortgage Postponements Required
Schedule "D" -	Cash Deposits and Security
Schedule "E" -	Plans and Reports
Schedule "F" -	Potable Water and Wastewater Responsibility Agreement

## 2. DEVELOPMENT CHANGES

2.1 There shall be no changes in the Schedules attached hereto, or in any Plan accepted by the Township, or others, unless such proposed changes have been submitted to, and accepted by, the Township.

## 3. <u>CONDITIONS PRIOR TO THE EXECUTION OF THIS AGREEMENT BY THE</u> TOWNSHIP

- 3.1 Prior to the execution of this Agreement by the Township, the Owner shall:
  - (a) <u>Land Ownership</u> be the registered owner in fee simple of the lands described in Schedule "A", and that there will be no encumbrances registered against the said lands which shall have priority to this Agreement;
  - (b) <u>Taxes</u> -- have paid all municipal tax bills issued and outstanding against the said lands;
  - (c) <u>Deeds and Easements</u> have delivered to the Township all transfers/deeds, discharges and easements or other documents required by Schedule "C";
  - (d) <u>Postponement Mortgage/Charge</u> file with the municipal solicitor. in a form satisfactory to him or her, a postponement of any mortgage/charge that may be registered in priority to this agreement;
  - (e) <u>Cash Deposits and Security</u> have paid to the Township all cash deposits and security required by Schedule "D";
  - (f) <u>Insurance Certificate</u> file with the Township Solicitor an insurance certificate confirming those coverages specifically set out hereafter;
  - (g) <u>Digital Plans</u> file with the Township two completed digital copies of the Plan of Condominium. Each digital copy of the Plan must be in electronic format as specified by the West Parry Sound Geography Network. The Owner shall be responsible for ensuring that all amendments to the Plan occurring prior to the execution of this Agreement by the Township are incorporated into the digital submission; and,

(h) <u>Responsibility Agreement</u> – the Responsibility Agreement, as contained in Schedule "F", has been executed by the Owner and the Township.

# 4. MUNICIPAL SERVICES TO BE CONSTRUCTED BY OWNER

#### 4.1 Crane-Walker Road

The Owner agrees to contribute any costs to the upgrade of Crane-Walker Road should it be determined to be necessary for an alternative access into the subject lands.

4.2 The cost of the work to upgrade Crane-Walker Road shall be in conformity with plans and specifications submitted to and accepted by both parties.

## 5. INTERNAL SERVICES

- 5.1 The Owner will construct and install, at its expense, the Internal Services which shall mean all of those works/services shown on and contained within the approved plans and reports referenced in Schedule "E".
- 5.2 The Owner, and upon establishment, the condominium corporation agree to maintain, repair and when necessary replace the Internal Services so that they will at all times be in good working order and in conformity with the terms of this Agreement. If, in the opinion of the Township, the Owner is not complying with the terms of this paragraph then the Township, its servants, agents or subcontractors shall have the right, upon 15 days written notice, to enter upon the said lands and carry out any work, at the expense of the Owner, necessary to maintain, repair or if necessary replace the said Internal Services. However, if in the opinion of the Township, the Owner's non-compliance with the terms of this paragraph constitutes a significant health or safety risk or an environmental hazard, then the Township shall give immediate notice and if the Owner does not remedy the situation as a prudent Owner should/would, the Township may enter upon the said lands and carry out any work, at the expense of the Owner, necessary to maintain, repair or if necessary replace the should would the Township may enter upon the said lands and carry out any work, at the expense of the Owner does not remedy the situation as a prudent Owner should/would the Township may enter upon the said lands and carry out any work, at the expense of the Owner.
- 5.3 The water and sanitary sewage systems supplying water to and collecting and disposing of sanitary sewage from the units and common elements of the Plan of Condominium are intended to remain private and be operated, maintained and financially provided for on a private basis in accordance with the Responsibility Agreement, which is contained in Schedule "F" of this Agreement.
- 5.4 That prior to any site alteration occurring on the lands the Owner will implement appropriate stormwater management and construction mitigation measures prior to any site alteration occurring on the lands.
- 5.5 That prior to final approval, the Owner shall agree that a municipal numbering system be assigned to the satisfaction of the Township with regard to 911 emergency servicing, and that the Owner agrees to display the lot/unit numbering and corresponding assigned municipal address in a prominent location on each lot/unit.

## 6. ARCHAEOLOGICAL AND CULTURAL HERITAGE

6.1 The Owner acknowledges the obligations imposed upon it under the Ontario Heritage Act, R.S.O. 1990, as amended and Cemeteries Act (Revised), R.S.O. 1990 as amended. Should previously unknown or unassessed archaeological resources be uncovered during development, that they are considered to be a new archaeological site and therefore subject to Section 48(1) of the Ontario Heritage Act. The proponents or person or property owner discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out fieldwork, in compliance with section 48(1) of the Ontario Heritage Act.

# 7. NOTICES IN AGREEMENTS OF PURCHASE AND SALE

7.1 The Owner agrees to include the following warning clause in all Offers of Purchase and Sale for all units within the Plan of Condominium:

"That the Owner and any prospective owners are advised that threatened and endangered species may exist on the site. It is the responsibility of the landowner to identify threatened and endangered species and their habitat within the property prior to undertaking work/activity (e.g. construction, renovations, landscaping) and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with their local Ministry of Natural Resources and Forestry District Office if they have questions about the Endangered Species Act. Any sightings of a threatened or endangered species during development and construction of the property must be reported to the Ministry of Natural Resources and Forestry "

## 8 GARBAGE

8.1 The Owner, and upon establishment, the condominium corporation, agrees that any external storage of garbage and other waste material will be within animal proof containers, used for the short-term collection of waste until it is transferred off-site to a waste management facility. Such containers will be located within a satisfactory enclosure, well screened from any abutting property and road. The Owner further agrees to ensure the proper care and control of garbage on the Condominium Lands.

## 9. SNOW REMOVAL

9.1 The Owner, and upon establishment, the condominium corporation, shall cause all snow to be removed from all internal roads, parking areas, etc. on the condominium lands. The removal and storage of such snow shall not reduce the total number of required parking spaces nor cause damage whatsoever by flooding or otherwise, to the adjoining lands. In this respect, the Owner, and upon establishment, the condominium corporation, shall, if necessary, make arrangements to physically remove such snow from the subject lands. The removal of snow may require the trucking of same to another location for proper disposal in accordance with any applicable Federal, Provincial or municipal regulations. Neither the Owner, its agents or successors in title, will deposit any snow on municipal property without prior written approval.

### PART 2 GENERAL PROVISIONS

## 10. CASH DEPOSITS AND SECURITY

- 10.1 The Owner shall lodge with the Township, those cash deposits and security more particularly described in Schedule "D", and at the dates specified herein.
- 10.2 In the event that the expenses of the Township exceed the amount of the cash deposits or security set out in Schedule "D", the Owner shall pay such excess charges within 30 days after demand by the Township.

# 11. EXPENSES TO BE PAID BY OWNER

- 11.1 Every provision of this Agreement by which the Owner is obligated in any way shall be deemed to include the words "at the expense of the Owner" unless the context otherwise requires.
- 11.2 The Owner shall pay such reasonable fees as may be invoiced to the Township by its Solicitor, its Planner, and its Municipal Engineer in connection with all work to be performed as a result of the provisions of this Agreement.

11.3 All expenses for which demand for payment has been made by the Township shall bear interest at the rate of 12% per annum commencing 30 days after demand is made.

## 12. EMERGENCY SITUATION

12.1 If, in the opinion of municipal staff, there is an emergency situation as a result of any work undertaken by the Owner or its servants, or agents, which requires immediate attention to avoid damage to private or public property or services owned by the Township or to eliminate a potential hazard to persons, such work may be done immediately by the Township at the expense of the Owner, but notice shall be given to the Owner at the earliest possible time.

# 13. REGISTRATION OF CONDOMINIUM AGREEMENT

- 13.1 The Owner consents to the registration of this Agreement by the Township pursuant to Section 51(26) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.
- 13.2 The registration expense shall be included as a legal expense to the Owner.
- 13.3 The Owner further agrees to execute such further and other Instruments and documents as may be required by the solicitor for the Township for the purpose of giving effect to this Agreement.

# 14 DELIVERY OF TRANSFERS OR OTHER DOCUMENTS

- 14.1 If there are any Transfers, Postponements of Charges or Discharges of Mortgages or other documents to be executed and delivered under this Agreement and as set out in Schedule "C", such documents shall be delivered to, and approved by the solicitor for the Township.
- 14.2 The consideration for such conveyances shall be the sum of Two (\$2.00) Dollars. The cost of preparation, execution and registration thereof shall be the responsibility of the Owner.

## 15. INDEMNIFICATION FROM LIABILITY AND RELEASE

- 15.1 The Owner covenants and agrees with the Township, on behalf of itself, its successors and assigns, to indemnify and save harmless the Township, its servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by the Owner or on his behalf in connection with the carrying out of the provisions of this Agreement.
- 15.2 The Owner further covenants and agrees to release and forever discharge the Township from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Township to carry out any of its obligations under this Agreement, or, as a result of the Township performing any municipal work on the said Lands or the adjacent properties, pursuant to this Agreement, which may damage or interfere with the works of the Owner, provided that such default, failure or neglect was not caused as a result of negligence on the part of the Township, its servants or agents.

#### 16. ESTOPPEL OF OWNER

16.1 The Owner agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative tribunal, the right of the Township to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppels against the Owner in any such proceedings.

## PART 3 NOTICES AND INTERPRETATION

## 17. NOTICES

17.1 Any Notice to be given by any party under this Agreement may be given by regular mail to:

Owner: Attn: Ned McLennan N.D. McLennan Limited 8 Ranchwood Place Brampton, On L6R 1W5

Township: CAO The Township of The Archipelago 9 James Street Parry Sound, ON P2A 1T4

Any Notice given shall be deemed to be delivered 5 days following the date of mailing. Parties may also send Notice by facsimile transmission where a fax number has been provided to the other party. Any Notice given via fax shall be deemed to be delivered 1 day following the date of the fax transmission.

## 18. TIME OF THE ESSENCE

18.1 The parties hereto agree that time shall be of the essence in this Agreement.

### 19. INTERPRETATION

- 19.1 PROVIDED and it is hereby agreed that in construing these presents the word "Owner" and the personal pronoun "he" or "his" relating thereto and used therewith, shall be read and construed as "Owners" or "Chargees" or 'Morgagees" and "his", "hers", "its", or "their", respectively as the number and gender of the party or parties referred to in each case require, and the number of the verb agreeing therewith shall be so construed as agreeing with the said word or pronoun so substituted.
- 19.2 And that all covenants, rights, advantages, privileges, immunities, powers and things hereby secured to the Township shall be equally secured to and exercisable by its successors and assigns as the case may be.
- 19.3 And that all covenants, liabilities and obligations entered into and imposed hereunder upon the Owner, shall be equally binding upon his, her, its or their heirs, executors, administrators and assigns, or successors and assigns as the case may be, and that all such covenants, liabilities and obligations shall be joint and several.

THIS AGREEMENT shall enure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the following dates:

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By the Owner on the

day of

, 2018.

Ned McLennan I have the authority to bind the corporation.

By the Township on the

day of

, 2018.

# THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

Per:

Peter Ketchum, Reeve

Per: John Fior, CAO

'116

# SCHEDULE "A"

# THIS IS SCHEDULE "A" TO THE CONDOMINIUM AGREEMENT BETWEEN N.D. MCLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

# Legal Description

Part of PIN 52188-0004(LT) being Part of Lot 21, Concession 9 and Part of the Original Shore Road Allowance in front thereof, geographic Township of Conger, now in the Township of The Archipelago

# SCHEDULE "B"

# THIS IS SCHEDULE "B" TO THE CONDOMINIUM AGREEMENT BETWEEN N.D. McLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

Copies of the Condominium Plan may be viewed at the Township of The Archipelago Municipal Offices or copies may be obtained from the Township for a fee.

## SCHEDULE "C"

# THIS IS SCHEDULE "C" TO THE CONDOMINIUM AGREEMENT BETWEEN N.D. McLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

# DEEDS AND EASEMENTS TO BE CONVEYED

All title documents shall be properly drawn and executed by the parties, with the appropriate Lot or Block number inserted in the description of the document, and the registered Plan Number shall be left blank, to be inserted by the solicitors for the parties after the Plan is registered and a Plan Number assigned.

The consideration for all conveyances shall be the sum of Two Dollars (\$2.00) and the cost of preparation, execution and registration thereof shall be borne by the Owner.

All documents to be registered, shall be prior approved by the Solicitor for the Township.

The following lands and easements shall be conveyed:

- 1 Lands to be conveyed to the Township
- 2. Easements to the Township
- 3. Conveyances to Others

# 4. Partial Discharges/Postponements of Mortgage Required

A postponement for any mortgage/charge on title at the time of registration (or proposed registration) of this Agreement.

# SCHEDULE "D"

# THIS IS SCHEDULE "D" TO THE CONDOMINIUM AGREEMENT BETWEEN N.D. McLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

# CASH DEPOSITS, DEVELOPMENT CHARGES AND SECURITY

The Owner shall, on the dates specified herein, lodge with the Township the following described cash deposits and security.

## 1. CASH DEPOSITS - FOR THE TOWNSHIP

The following cash deposits are estimates only and are to be paid to the Township prior to the execution of this Agreement by the Township. In the event that the actual costs incurred by the Township exceed the deposits, such excess shall be invoiced to the Owner and be due and payable 30 days after demand:

a) For legal and planning expenses and disbursements in connection with all matters related to this Condominium Agreement a preliminary

\$2,000.00

i) A deposit of

2. SECURITY

Nil.

# SCHEDULE "E"

# THIS IS SCHEDULE "E" TO THE CONDOMINIUM AGREEMENT BETWEEN N.D. McLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

# APPROVED PLANS AND REPORTS

Copies of the said Report may be viewed at the Township of The Archipelago Municipal Offices or copies may be obtained from the Township for a fee.

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## SCHEDULE "F"

# THIS IS SCHEDULE "F" TO THE CONDOMINIUM AGREEMENT BETWEEN N.D. McLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

# POTABLE WATER AND WASTEWATER RESPONSIBILITY AGREEMENT

WATER AND WASTEWATER RESPONSIBILITY AGREEMENT

THIS AGREEMENT MADE BETWEEN;

## THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO (hereinafter called the "Township")

- and -

## N.D. McLennan Limited (hereinafter called the "Owner")

WHEREAS the lands affected by this Agreement are the Owner's Lands described in Schedule "A" (the "subject lands");

AND WHEREAS the Owner intends to convert the existing tourist resort development on the subject lands to a residential condominium and has applied under the Condominium Act, 1988 for approval of a condominium description with respect to the subject lands (Application No. SB01-16);

AND WHEREAS the Archipelago Area Planning Board has granted approval of the proposed condominium subject to certain conditions;

AND WHEREAS the subject lands are not served by a Municipal water system or wastewater system and the Owner intends to service such development with a Non-Municipal Drinking Water System as defined in the Safe Drinking Water Act, 2002 and the regulations thereto and private communal sewage disposal system (wastewater system);

AND WHEREAS such Water System will draw less than 50,000 litres per day and as such a Permit To Take Water is not required;

AND WHEREAS such Wastewater System will be designed to accommodate sewage flows greater than 10,000 litres per day;

AND WHEREAS the Owner will be responsible for the construction, maintenance and operation of the Systems;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and for other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada now paid by each of the parties hereto to each of the other parties hereto, (the receipt whereof is hereby acknowledged), the parties hereto covenant and agree with one another as follows:

### 1. DEFINITIONS

- a. "Applicable Standards" shall mean any and all statutes, regulations, policies and guidelines of the Province of Ontario, any Certificates of Approvals, Orders or Permits (municipal or otherwise) which are applicable to the Systems.
- b. "Master Development Agreement" shall mean any agreement entered into with the Township pursuant to section 41 and/or 51 of the *Planning Act*, including any agreement imposed as a condition of the approval of a plan of condominium.
- c. "Reserve Fund" shall mean a reserve fund established in the declaration of the condominium corporation, which fund is, by operation of the Condominium Act, 1998 dedicated exclusively for the repair and replacement of the Systems, and for no other purpose.
- "Systems" or "Water and Wastewater System(s)" means the "Water System" and "Waste Water System" as defined herein.
- e. "Wastewater System" means the sewage collection and treatment system existing and proposed to be located and constructed on the Owner's lands intended to service the residential condominium units and lands.
- f. "Water System" means the "Non-Municipal Drinking Water System as defined in the Safe Drinking Water Act, 2002 and/or the "Non-Municipal Year-Round Residential System", as defined in Ontario Regulation 170/03, and existing and proposed to be located and constructed on the Owner's land intended to service the residential condominium units and lands.

# 2. GENERAL PROVISIONS

- a. The Owner shall provide all purchasers of any interest in the Owner's Lands with a copy of this Agreement prior to completing the transfer of any such property interests. The Owner shall not, at any time, represent, imply or suggest that the Systems are municipally owned and/or operated Systems or that there is any intent that such works shall become municipally owned and/or operated Systems.
- b. The Owner agrees to include the following warning clause in all Offers of Purchase and Sale for all units within the Plan of Condominium:

#### "Water and Wastewater Systems

Purchasers are advised that the water and wastewater systems servicing the lands/units are privately owned and operated. The condominium corporation, and not the Township, is responsible for its operation and maintenance in compliance with applicable legislation. In the event the systems fail and/or require repair, modification, or replacement, it is the responsibility of the condominium corporation to effect and pay for such repair, modification or replacement."

The Owner agrees and acknowledges that should the above-noted warning clause not be included in an Offer of Purchase and Sale, the prospective purchaser may void the Offer of Purchase and Sale.

- c. Any Notice to be given by any party under this Agreement may be given by:
  - i. Personal service on the parties hereto, or
  - ii. Prepaid first class mail addressed to the other party at their last known address which Notice shall be deemed to have been received 48 hours after mailing, or
  - iii. By telecopier message to the other Party at their last known telecopier number which shall be deemed to have been received at the time of sending.

d. The following schedules are attached to, and form part of, this Agreement:

Schedule "A":Legal Description, Subject LandsSchedule "B":Plans and ReportsSchedule "C":Cash Deposits and Securities

#### 3. OWNER'S OBLIGATIONS

- a. The Owner covenants that the Wastewater and Water Systems servicing the Owner's Lands have been upgraded as set out in the reports contained in Schedule "B", to satisfactorily service the proposed condominium units.
- b. The Owner agrees and acknowledges it is responsible for the design, construction, operation and use of the private communal water and sewage facilities, including all necessary financial operational and maintenance requirements associated therewith.
- c. The Owner shall provide the private communal water facilities in accordance with the Servicing Options Study prepared by Georgian Engineering dated December 2015 and further detailed in correspondence from Georgian Engineering dated August 11, 2017.
- d The Owner shall address those matters outlined in the Ministry of Environment "Procedure D-5-2: Application to Municipal Responsibility for Communal Water and Sewage Services" with respect to Responsibility Agreements.
- c. The Owner agrees and acknowledges that it shall maintain and operate the Systems in accordance with all Applicable Standards at its own cost and expense including, but not limited to, the Safe Drinking Water Act, 2002, the Ontario Water Resources Act, R.S.O. 1990, c.O.40 and any regulations passed thereunder.
- d. The Owner agrees and acknowledges that it is responsible for obtaining an Environmental Compliance Approval from the Ministry of the Environment for the Wastewater System.
- e. The Owner shall provide to the Township all documents and information as required by the Applicable Standards in accordance with the provisions therein.
- f. Upon request of the Township and/or where the Township is subject to an Order or direction issued by the Ministry of the Environment as identified in section 6 of this agreement, the Owner shall provide access to the Systems to the Township, its employees, servants, agents, etc.
- g. The Owner shall comply with all notices, Orders, directions issued by the Ministry of Environment, and where the Owner has retained an "Accredited Operating Authority", the Owner shall comply with all directions, instructions, requisitions, reports, etc. issued by the authority concerning the operation of the Systems in compliance with the Applicable Standards and the Owner shall forthwith carry out the necessary remedial work and obtain all approvals necessary for such remedial work.
- h. The Owner agrees to include, in the condominium declaration, a requirement to establish a Reserve Fund for the sole purpose of maintaining, repairing and/or replacing the Systems as more particularly set out in Section 8.
- i. The Owner shall provide to the Township, prior to the execution of this agreement by the Township, the required cash deposits and security set out herein.

#### 4. DEFAULT

- a. The Owner shall be in default of this Agreement if any of the following occurs:
  - i. The Owner fails to provide and/or maintain with the Township, the Financial Security required in this agreement;
  - ii. The Owner fails to maintain and operate the Systems in accordance with all applicable standards including, but not limited to, the Safe Drinking Water Act, 2002, the Ontario Water Resources Act, R.S.O 1990, c.O.40, and any regulations passed thereunder;
  - iii. The Owner both fails to remedy a defect or deficiency in the Systems and fails to make arrangements with the Ministry of the Environment to deal with such defect or deficiency;
  - iv. The Owner both fails to comply with a Ministry of Environment Order relating to the Systems and fails to make arrangements with the Ministry of Environment to comply with such Order; or,
  - v. The Owner otherwise fails to meet any of its obligations under this agreement.
- b. Remedies of Default:

Where the Township considers that the Owner is in default of its obligations under this agreement the Township may, in its sole discretion, choose to remedy the default. Where the Township exercises its discretion to remedy, the following process shall apply:

- i. The Township shall give 15 days written notice in the event that it considers the Owner in default of its obligations under this Agreement;
- The Township will not take any action subsequent to a default by the Owner unless it has given written notice of the Owner in accordance with the provisions for giving notice set out in Section 2 (c);
- iii. The Owner shall, within four (4) business days, reply to the Township's notice and the reply shall set out a plan and timetable (a "Rectification Plan") for the correction of the items set out in the Township's notice;
- iv. The Rectification Plan shall be reviewed and approved by an independent engineer retained by the Township, the cost of whose retainer shall be funded by the Owner;
- v. If the Owner does not submit the Rectification Plan within four (4) business days of receipt of the Township's notice, or does not make the corrections in accordance with the Rectification Plan as it may be amended with concurrence from the Township from time to time, the Township may assume full responsibility for the operation and maintenance of the applicable System or Systems until all default conditions are remedied; and
- vi. In the event that a default is not corrected by the Owner in accordance with the provisions of this Section, the Township shall have the right to use the Financial Security to rectify all or part of the default.
- c. The exercise of discretion by the Township shall not be deemed or construed to be a condemnation of any acts or acts of omission of the owner. Furthermore the exercise of any rights set out in subsection (b) shall not be deemed or construed to be an assumption of ownership by the Township.

d. In addition to any of the foregoing, upon receiving notice in writing from the Township that the Township has been compelled to remedy a deficiency or to assume the applicable System or Systems (see section 6 herein), and wherein such notice the Township makes such request, the Owner and all individual owners of units in the development/condominium agree to terminate or cause to be terminated all human habitation of the subject lands or any individual units, until such time as the provision of drinking water and/or sewage disposal services by the Owner and/or the Condominium Corporation or the Township has been restored.

## 5. EMERGENCY SITUATION

Notwithstanding the provisions of Section 4(b) of this Agreement, if as a result a of any work undertaken or not completed by the Owner, its servants or agents, or any act or omission by the Owner causes the operation and maintenance of the Systems to be so faulty as, at the sole determination of the Township or the Ministry of the Environment, there are reasonable grounds to believe that a health hazard or an environmental hazard exists or is likely to be created (the "Emergency Situation"), the Township may immediately take such actions and complete such works as are necessary to repair the deficiency in order to rectify the Emergency Situation, and any such work shall be at the expense of the Owner, but written notice shall be given to the Owner at the earliest possible time following the determination of the existence of the Emergency Situation. In the event of an Emergency Situation, the Township may assume full responsibility for the operation and maintenance of the Systems until all default conditions are remedied to the satisfaction of the Township. Securities held by the Township and/or the Reserve Fund may be applied toward the costs incurred by the Township in the completion of the works. The determination by the Township that an Emergency Situation exists shall be final and binding upon the Owner, and the provisions of Section 13 (Estoppel) of this Agreement shall apply, mutadis mutandis, to such decision.

# 6. RIGHTS OF MINISTER OF THE ENVIRONMENT TO COMPEL TOWNSHIP TO REMEDY, ASSUME, ETC.

- a. The parties expressly acknowledge and agree that:
  - i. The Township shall not at any time be required or expected to assume ownership of or responsibility for the Systems except in accordance with any Order issued by the Ministry and the terms of this Agreement. Specifically, the parties agree that the Township shall only become responsible for the operation and maintenance of the Systems in the event, and only to the extent that, the Township is ordered to do so pursuant to Part 9 of the Safe Drinking Water Act, 2002, S.O. 2002, c.32., or the Ontario Water Resources Act, R.S.O. 1990 c.O40. as amended or any similar or successor legislation; and
  - ii. In no circumstances shall the Township be deemed to have any obligation to provide water services to the owners or occupants of units within the proposed condominium except in accordance with this Agreement and/or any Order issued by the Ministry or be construed to be a landlord of or in respect of any units within the proposed condominium.
- b. The parties acknowledge, each to the other, that the Safe Drinking Water Act in Part 9, and the Ontario Water Resources Act, R.S.O. 1990, c.O40 provides, that:
  - i. Where a "Director" within the meaning of the Acts reports in writing to the clerk of a municipality that he or she is of the opinion that it is necessary in the public interest that water works or any part thereof be established, maintained, operated, improved, shall forthwith to do every act and thing in its power to implement the report of the Director;

- ii. If the Township fails to do everything in its power to implement the report forthwith after receiving it, and the time for taking an appeal has passed or there has been a final disposition of an appeal confirming or altering the report, the Director, with the approval of the Ontario Municipal Board, may direct that whatever is necessary to implement the report or the report as confirmed or altered be done at the expense of the municipality, and may arrange for the Agency to do it; and
- iii. The Minister of the Environment or the Ontario Clean Water Agency may recover the expense incurred in implementing the report, with costs, by action in a court of competent jurisdiction, as a debt due to the Crown or the Agency, as the case may be, by the municipality.

# 7 REGISTRATION OF AGREEMENT

- a. The Owner consents to the registration of this Agreement by the Township pursuant to Section 51(26) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.
- b. The registration expense shall be included as a legal expense to the Owner.
- c. The Owner further agrees to satisfy all the requirements, financial and otherwise, of the Township of The Archipelago.

## 8 INDEMNITY

- a. In the event that the Township is made subject to or required to take action or incur any costs as a result of an Order or Report issued under the Safe Drinking Water Act, 2002, or the Ontario Water Resources Act, R.S.O. 1990, c.O40 or any similar or successor legislation, the Owner shall indemnify and save harmless the Township for any cost relating to or arising from such order.
- b. In addition to the indemnification given in subsection (a) above, the Owner shall indemnify and keep indemnified and save harmless the Township from all loss, damage, cost and expense of every nature and kind whatsoever arising from or in consequence of the construction, maintenance and operation of the Systems or any other matter under this Agreement, whether such loss, damage, cost or expense is incurred by reason of negligence or without negligence on the part of the Owner, and whether such loss, damage, cost or expense is sustained by the Township, the Owner or their several and respective employees, workmen, servants and agents, or any other person or corporation. Such indemnification shall expressly include any actions taken by the Township under authority of this agreement or any applicable provincial legislation (including any direction by the Ministry of Environment under authority of an Order or other written direction).
- c. Without limiting subsections (a) and (b) the indemnity provided therein shall apply or include any such loss, damage, cost or expense that is incurred by the Owner, any condominium corporation or any individual owner of a unit/condominium unit arising from any municipal or provincial order requiring the temporary or permanent termination of human habitation on all or part of the subject lands.
- 9. FINANCIAL SECURITY

<u>Security</u>

a. The Owner shall provide to the Township security ("the Financial Security"), the purpose of which is to ensure that sufficient funds will be available for repair or replacement of the Systems and such that the Systems can be operated and maintained in accordance with the Applicable Standards by the Township should the Township be required to do so pursuant to the Safe Drinking Water Act, 2002, Ontario Water Resources Act, R.S.O. 1990, c.O40 or any Order issued thereunder, as follows:

- i. An amount equal to 100% of the Estimated Replacement Value, as set out in Schedule "C", until such time as the receives documentation confirming that the Reserve Fund is equal to or greater than 50% of the Estimated Replacement Value, whereupon the Township shall release 50% of the security held by the Township.
- ii. Whereupon the Township has been provided with confirmation that the Reserve Fund has reached an amount equal to 100% of the most current Estimated Replacement Value, the Township shall reduce the amount of Financial Security held by the Township to 0 (Zero)% of the Estimated Replacement Value.
- b. In addition to the Financial Security provided for in Section 8(a), the Owner shall also be responsible for all costs, including the Township's, related to the preparation of the "Estimated Replacement Value" pursuant to Section 8(e) and/or 8(f).
- c. For the purpose of Section θ(a) the amount set out in Schedule "C" shall be the "Estimated Replacement Value" until such time as a more current "Estimated Replacement Value" is obtained pursuant to Section θ(d), θ(e) and/or θ(f).
- d. The "Estimated Replacement Value", commencing from the date of execution of this agreement, shall be updated no less than every 6 years and shall be determined as follows:
  - i. The Owner shall retain a licensed professional engineer who shall provide a written report to the Township setting out the estimated amount to repair and/or replace the Systems, in accordance with the legislation and regulations applying to such Systems at that time. Such report shall include a summary/explanation of all measures taken, since the last report provided under this section, to upgrade/repair/replace the Systems (or major components thereof) in accordance with the Applicable Standards;
  - ii. The report referenced in subsection (i) shall be submitted no later than 6 months prior to the expiry of each 6 year period;
  - iii. The Township, may in its discretion, submit the report for a peer review by a licensed professional engineer;
  - iv. The Township shall establish the "Estimated Replacement Value"; and
  - v. existing amount of the Financial Security held by the Township and the "Estimated Replacement Value" and such costs incurred by the Township related thereto.
- Whereupon the Owner fails to submit the report required pursuant to section 8(d), the Township may do so in place of the Owner at its discretion.
- f. The Owner, may initiate the approval of an updated "Estimated Replacement Value" in intervals less than 6 years if so desired.
- g. Whereupon the Owner has posted the Financial Security provided for in section 8(a) in the form of cash (certified cheque) or Letter of Credit approved by the Township, any such cash may be invested as allowed for under Provincial legislation and the policies of the Township. All interest earned shall be added to the Financial Security until such time as an updated Estimated Replacement Value is approved. The Township shall advise the Owner, upon receiving a written request, regarding the amount of any interest earned, and any such interest earned shall be credited to the Owner when or if additional security is required to be lodged pursuant to section 8(d).

h. Upon the establishment of the condominium corporation, the Township may accept a reserve fund study prepared in accordance with the Condominium Act. 1998, as amended to determine the Estimated Replacement Value of the Systems in lieu of the procedure outlined in section 8(d). Where such reserve fund study is acceptable to the Township, the Township will provide notice that the requirements of section 8(d) have been waived. Such waiver shall only apply to such reserve fund study as is referenced therein and shall not be construed or deemed to be a continuing waiver of the requirements set out in section 8(d).

# Condominium Corporation Reserve Fund

- The Owner acknowledges that the Systems are intended to serve a condominium development and the Owner agrees that:
  - i. the ownership of the Systems will be transferred to the condominium corporation(s);
  - the declaration for the proposed condominium corporation will include provision(s) requiring the establishment of a specific reserve fund for the Systems (as an asset of the corporation and/or a component of the common elements);
  - iii. the aforementioned declaration shall also provide that, in the event the Township is subject to any order, directions, etc. as contemplated in section 6(b) herein, upon the written request of the Township, the reserve fund shall be paid to the Township and that such funds may be used by the Township as security hereunder for the purposes set out in section 8(a) herein;
  - iv. the aforementioned declaration and provisions shall provide that upon dissolution, any monies remaining in the reserve fund are a debt owing to the Township for the purposes of being added to security held under section 8 (a);
  - v. the aforementioned declaration and provisions shall include express authority for the corporation(s) to borrow money for the specific purpose of repairing, operating, maintaining and/or replacing the Systems should the Reserve Fund be insufficient for such purpose.
  - vi. The contents of the declaration, as related to subsections (ii) through (v) inclusive above shall be subject to approval by the Township.

## 10. USE OF SECURITY

- a. The Financial Security received and held by the Township may be used as security for any item or matter which under the terms of this Agreement is the responsibility of the Owner.
- b. <u>Exceeding Cost Estimates</u> If the costs of repairing or replacing the Systems exceed the amount of the Financial Security held by the Township, notwithstanding the existence of such Financial Security, the Owner shall pay to the Township such excess amount within 30 days after invoicing by the Township. All overdue accounts shall bear interest at the rate of 15% per annum.

# 11. WARNING: ADDITIONAL REMEDIES AND COST RECOVERY MECHANISMS

a. If the costs of repairing or replacing the Systems exceeds the amount of the Financial Security held by the Township, notwithstanding any obligations and remedies arising under subsection 9(b), the Township may utilize its authority under Part XII of the *Municipal Act*, 2001 to impose fees and charges upon the owners of the lands which are serviced by the Systems (or such repaired or replaced Systems).

# 12. EXPENSES TO BE PAID BY THE OWNER

- a. Every provision of this Agreement by which the Owner is obligated in any way shall be deemed to include the words "at the expense of the Owner" unless the context otherwise requires.
- b. The Owner shall pay such reasonable fees as may be invoiced to the by its Solicitor in connection with all work to be performed as a result of the provisions of this Agreement.
- c. All expenses for which demand for payment has been made by the Township, shall bear interest at the rate of 15% per annum commencing 30 days after demand is made.
- d. In the event that the Township finds it is necessary to engage the services of an engineer or technical personnel not permanently employed by the Township, to review the plans of the Owner and/or carry out onsite inspections of the work performed, the Township will advise the Owner accordingly of this need, and the costs of such outside engineers so engaged shall be the responsibility of the Owner. The Township may require a deposit for this purpose.

# 13. CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY THE TOWNSHIP

- a. Prior to the execution of this Agreement by the Township, the Owner shall:
  - i. <u>Taxes</u> have paid all municipal tax bills issued and outstanding against the said lands;
  - Postponement Mortgage/Charge have filed with the municipal solicitor, for his approval, a postponement of any Mortgage/Charge in favour of this agreement;
  - iii. <u>Cash Deposits & Security</u> have paid to the Township all cash deposits, development charges and security required hereunder;
  - iv. <u>Land Ownership</u> be the registered owner in fee simple of the lands described in Schedule "A", and that there will be no encumbrances registered against the said lands which will have priority to this Agreement when registered;
  - v. <u>Declaration</u> have provided to the Township, for its approval, the declaration of the condominium corporation (or amended declaration as the case may be) and have received confirmation from the Township that the requirements of section 8 (d) have been addressed to the Township's satisfaction.
  - vi. <u>Environmental Compliance Approval</u> have provided to the Township a copy of the Environmental Compliance Approval from the Ministry of the Environment for the Wastewater System.

# 14. ESTOPPEL OF OWNER AND SEVERABILITY

- a. The Owner agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative tribunal, the right of the Township to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceedings.
- b. The Owner agrees and acknowledges that it will not make any request in writing or orally of the Ministry of Environment to issue an order requiring the Township to assume responsibility for the operation, maintenance, repair or replacement of the water services.

# 15. ENTRY UPON THE OWNER'S LAND

- a. The Owner consents and grants to the Township the right, in the nature of a temporary easement, to enter upon and where necessary to make modifications, alterations, conduct repairs, upgrades, etc. upon the lands and Systems where such entry and modifications, alterations, conduct repairs, upgrades, etc., is authorized and/or required as a result of:
  - i. any default of the Owner which the Township has elected to remedy pursuant to section 4(b); or
  - ii. any Order or other written direction of the Ministry of Environment.
- b. This Agreement shall run with the land and all covenants and provisions herein shall be binding upon the parties hereto and their respective successors and assigns. The Owner consents to the registration of this Agreement, by the Township, upon the title of the Subject Lands where such registration is permitted under the Land Titles Act. The Owner further agrees to execute such further and other Instruments and Documents as may be required by the Township for the purpose of giving effect to this Agreement.
- c. The Owner shall not make any application or permit or authorize any person to make application, to remove this Agreement from the title of the lands.

#### 16. ENTIRE AGREEMENT

- a. This Agreement may not be modified or amended except by an instrument in writing signed by the parties hereto or by their successors or assigns.
- b. This Agreement and the schedules hereto constitute the entire agreement between the parties and neither party is bound by any representation, warranty, promise, agreement or inducement not embodied herein or therein.
- c. There shall be no changes in the Schedules attached hereto, or in any Plan accepted by the Township or others, unless such proposed changes have been submitted to, and approved by, the Township.

## 17. ATTACHED SCHEDULES

a. It is agreed that everything included in this Agreement and the Schedules attached thereto, together with all engineering drawings, material and undertakings filed by the Owner and accepted by the Township, or by any Ministry of the Government, shall be included in and form part of this Agreement. b. The Plans attached hereto as Schedules are either photographic or photostatic reductions or reproductions of the original plans filed and accepted by the Township. Where uncertainty exists as to the content or accuracy of the plans, the reader should refer to the original full scale drawings filed with the Township.

## 18. INTERPRETATION

- a. The parties agree that in interpreting the provisions of this Agreement:
  - I. the word "Owner" and the personal pronoun "he" or "his" relating thereto and used therewith, shall be read and construed as "Owners" and "his", "hers", "its", or "their", respectively as the number and gender of the party or parties referred to in each case require, and the number of the verb agreeing therewith shall be so construed as agreeing with the said word or pronoun so substituted;
  - il. all covenants, rights, advantages, privileges, immunities, powers and things hereby secured to the Township shall be equally secured to and exercisable by its successors and assigns as the case may be;
  - iii. all covenants, liabilities and obligations entered into and imposed hereunder upon the Owner shall be equally binding upon his, her, its or their heirs, executors, administrators and assigns, or successors and assigns as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the following dates:

By the Owner on the

day of

, 2018

Ned McLennan I have the authority to bind the corporation.

By the Township on the

day of

, 2018

# THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

Per:

Peter Ketchum, Reeve

Per:

Clerk

## SCHEDULE "A"

## THIS IS SCHEDULE "A" TO THE WATER AND WASTEWATER RESPONSIBILITY AGREEMENT BETWEEN N.D. MCLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

## Legal Description

Part of PIN 52188-0004(LT) being Part of Lot 21, Concession 9 and Part of the Original Shore Road Allowance in front thereof, geographic Township of Conger, now in the Township of The Archipelago

-24-

# SCHEDULE "B"

## THIS IS SCHEDULE "B" TO THE WATER AND WASTEWATER RESPONSIBILITY AGREEMENT BETWEEN N.D. MCLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

## APPROVED PLANS AND REPORTS

Copies of the said Report may be viewed at the Township of The Archipelago Municipal Offices or copies may be obtained from the Township for a fee.

## SCHEDULE "C"

## THIS IS SCHEDULE "C" TO THE WATER AND WASTEWATER RESPONSIBILITY AGREEMENT BETWEEN N.D. McLENNAN LIMITED AND THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

# CASH DEPOSITS AND SECURITIES

The Developer shall, on the dates specified herein, lodge with the Township the following described cash deposits, capital levies and security.

1. TYPE OF SECURITY

Any security required to be filed under this Agreement, shall be by a certified cheque or a Letter of Credit valid for a period of I year with extension provisions and prepared in a form provided by the Township (which shall be drawn on a Schedule 1 Chartered Bank of Canada and shall be for the amount hereafter set out).

# 2. CASH DEPOSITS - FOR THE TOWNSHIP

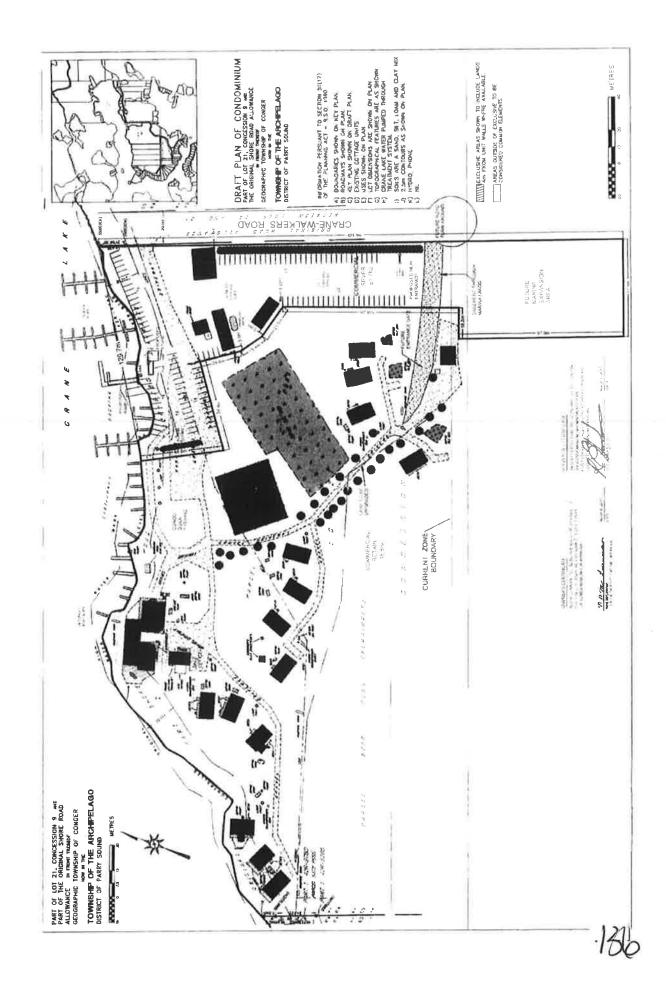
The following cash deposits are estimates only and are to be paid to the Township prior to the execution of this Agreement by the Township. In the event that the actual costs incurred by the Township exceed the deposits, such excess shall be invoiced to the Owner and be due and payable 30 days after demand:

- For legal and planning expenses and disbursements in connection with all matters related to this Responsibility Agreement:
  - i) A preliminary deposit of \$2,000.00

#### 3. SECURITY SUMMARY

a) Water and Wastewater Systems

i) Estimated Replacement Value 
\$\_\_\_\_\_



# SECTION 6



John Jackson Site: Crane Lake Resort Township of the Archipelago

## Crane Lake Marina Severance Sewage Disposal System Suitability Report

To Whom it May Concern,

On November 14, 2018, Burke Stonework and Excavating performed an inspection on a proposed severance for the Crane Lake Marina. This inspection and subsequent report is to determine if a sewage disposal system can be installed on the severed lot in compliance with existing legislation. A septic tank and pump chamber could be located at the existing workshop. If sufficient depth is not attainable in this location the septic tank could be moved to any of the discussed bed locations. 3 septic bed locations have been selected and noted on the attached drawing for review. Possible challenges associated with these locations are outlined below.

## Location 1:

Location 1 is located on the existing slope that leads up to the current outdoor winter boat storage area. This area appears to have been built up at one time and the existing grade may have to be widened or lowered to achieve septic bed side slope minimum requirements. This bed would have to be at least 15 to 20 m from the boat storage unit located down slope of it. Materials and possibly even bentonite liners may have to be imported for this location as it is

Page 1 of 3

45 Hurdville Road, McDougall, ON P2A 0B3 Home: (705) 389-9879, Cell: (705) 279-1764, Fax (705) 389-9672 <u>rickbrear@burke-stonework.ca</u> <u>www.burke-stonework.ca</u> possible that it is blasted rock below the exiting grade. The exact composition of the materials below grade could not be determined due to compacted materials at grade and winter like weather conditions. If it is primarily blasted rock below grade then a raised system would be most suitable for this location.

## Location 2:

Location 2 is behind the existing winter boat storage area over a rock ridge and before the newly constructed entrance to the Resort. This area was noted to be forested which would indicated the existence of native soil to construct the bed on. This location is between to ridges so surface water would have to be controlled if this area was selected. Also due to the rolling topography a heated force main (pump line) may have to be employed.

## Location 3:

Location 3 is located on the far side (south side) of the newly constructed entrance to the Resort. This area was also noted to be forested indicating existing native soil. Due to the rolling topography and the crossing of the entranceway to the resort a heated line and additional insulation and line protection may need to be employed. Further south of this location there was noted to be a low wet area. Due to the time of year it was impossible to determine if this was a seasonal water table or a watercourse of some kind. If it is determined that this is watercourse a setback may be required from it or it may have to be re-directed in some fashion.

Page 2 of 3

45 Hurdville Road, McDougall, ON P2A 0B3 Home: (705) 389-9879, Cell: (705) 279-1764, Fax (705) 389-9672 <u>rickbrear@burke-stonework.ca</u> <u>www.burke-stonework.ca</u>

## Summary:

This report and these septic bed locations are for a small workshop with a toilet and sink and for a 3 bedroom dwelling that is less than 200m2 and less than 20 fixture units. If a larger more commercial system is required for public washrooms for marina patrons then a much larger area must be considered. In this event the entire upper winter boat storage area may have to made into the septic area. A second option in this event would be to fill in the entire area marked as Future Marina Expansion Area for a septic system. This final option would be providing that this area is not determined to be a watercourse or spring of any kind.

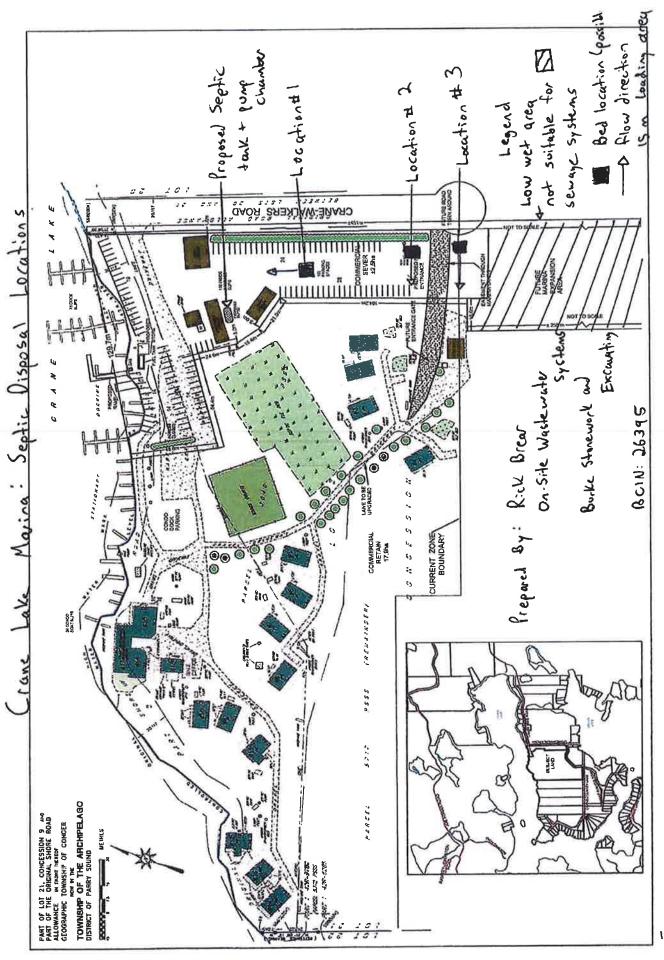
Sincerely,

Rick BRear

Rick Brear On-Site Wastewater Systems Burke Stonework and Excavating Cell: 705-279-1764 BCIN: 26395

Page 3 of 3

45 Hurdville Road, McDougall, ON P2A 0B3 Home: (705) 389-9879, Cell: (705) 279-1764, Fax (705) 389-9672 <u>rickbrear@burke-stonework.ca</u> <u>www.burke-stonework.ca</u>



# SECTION 7



Environmental Assessments & Approvals

September 23, 2019

AEC 18-337

Ministry of the Environment, Conservation and Parks MECP North Bay Area Office Unit 16 & 17, 191 Booth Rd, North Bay, ON PIA 4K3

Attention: Bruce Bethune, Senior Environmental Officer

# Re: Preliminary Preconsultation - OWRA Impact Assessment Proposed Condominium Development - Crane Lake Resort 510 Blackstone Crane Lake Rd., Parry Sound

Dear Mr. Bethune:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide the results of our OWRA impact assessment on the above noted property. The purpose of this evaluation is to satisfy the Ministry of the Environment, Conservation and Parks (MECP) requirements for an amendment to Certificate of Approval (CofA No.: 11851-5G3LL4) for the existing sewage works on the Site.

The 21-hectare property is located on the shoreline of Crane Lake and historically operated as a cottage rental resort and a small marina with docking and storage facilities. The resort closed down in 2014 and has since been approved to convert the property into 18 units in the form of a condominium ownership under Official Plan Amendment No. 62. The proposed development is exclusive of the marina lands as the proponent has made application to severe ~1.7ha of land ("severed parcel" or "marina lands") from the condominium portion of the property ("retained parcel" or the "Site").

The existing sewage works serving the former resort were designed for a peak daily design sewage volume of 48,500Lpd. The sewage works will continue to serve the proposed development on the retained parcel but will be reduced to  $\leq$ 40,000Lpd, therefore no changes are being proposed to the existing sewage works. The marina

642 Welham Road, Barrie, Ontario L4N 9A1 telephone: (705) 721-8451 • fax: (705) 721-8926 • info@azimuthenvironmental.com • www.azimuthenvironmental.com



buildings are currently not serviced and will require its own approval under the local municipality.

The change in property use from seasonal to year round has triggered a review of the sewage works in accordance with MECP's 2008 Design Guidelines for Large subsurface disposal systems (LSSDS). As part of our preconsultation with the MECP North Bay Area office, a surface water assessment consistent with the Lakeshore Capacity Assessment Handbook for year round use is required. Given that the Site's north and east lot lines have been altered as a result of the marina severance, there is also the need to evaluate potential impacts to ground water.

Based on our review of potential environmental impacts in accordance with MECP guidelines for LSSDS, re-development of the Site will not result in any significant negative impact on the ground water and/ or surface water quality. The proposed development could result in a small net increase in phosphorus loadings however would not be quantifiable at the downgradient receiver (Crane Lake).

At this time, we would also like to solicit comments from the North Bay Area Office and/ or Technical Support staff regarding any potential concerns and/ or the need for additional work. Comments and ultimately sign off from the MECP is a requirement of the ECA amendment submission which will be submitted in October 2019.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Yours truly, AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Jackie Coughlin, B.A.Sc., P. Eng. Senior Environmental Engineer

cc: Gerald Epstein Bob Hawkins, L.U Maughan Company Limited Township of Archipelago



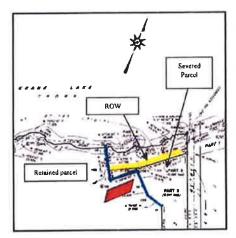
#### **1.0 BACKGROUND**

The Site is located on the southern shoreline of the eastern branch of Crane Lake within Lot 21, Concession 9, geographic Township of Conger. The municipal address is 510 Blackstone Crane Lake Road (Figure 1).

The 21-hectare Site historically operated as a cottage rental resort consisting of 14 cottages and associated facility buildings (i.e., restaurant, lounge, store, and banquet hall) and a small marina with docking facilities for ~60-70 boats, a maintenance shop and three storage buildings (Figure 2). Under the new development plan, the existing 14 cottages and facility buildings will be converted to 18 residential condominium units that will function as typical lake front cottages with year round access (Figure 3).

The existing sewage works are regulated by Ministry of the Environment, Conservation and Parks (MECP) under Certificate of Approval (CofA) permit No.: 11851-5G3LL4(appended), issued in 2003. The sewage works on the Site will continue to serve the proposed development on the retained parcel however the peak daily design sewage volume will be reduced to  $\leq 40,000Lpd$ .

Potable water will continue to be supplied from Crane Lake. The system will consist of four individual water treatment systems (up to five units per system) and will be regulated by the North Bay Parry Sound Health Unit. Treatment will include multistage filtration. UV disinfection and chlorination in accordance with O.Reg. 170/03.



As part of the marina severance, the site survey plan was recently amended to address Township requirements for a right of way (ROW) within the driveway from Blackstone Crane Lake Road (denoted in yellow). In it our understanding that this ROW in required to allow for winter access into the proposed residential condominium project on the retained parcel.

The embedded figure (left) shows the north part of the Site adjacent the ROW on the severed parcel, the approximate location of the existing disposal bed on the retained parcel (denoted in

red), and the "revised" north and east lot boundaries (denoted in blue) between the two parcels. The ROW on the severed parcel will be located north/ downgradient of the existing disposal bed on the retained parcel.



Section 22.1 of the 2008 Design specifically speaks to impacts on water resources as it relates to both ground and surface water. Both aspects were presumably evaluated when the CofA permit was issued in 2003, however, because the Site's north and east lot lines have been altered, there is a need to re-evaluate potential impacts to ground water on the severed parcel. A surface water assessment consistent with the Lakeshore Capacity Assessment Handbook for year round use is also required.

The water resources impact assessment is provided in Section 3 and includes and assessment of potential impacts on both ground and surface water as a result of the proposed development concepts, including any impacts related to the severance of the marina lands.

#### 2.0 EXISTING SEWAGE CONCEPTS

The main disposal bed is located within the central north part of the Site and there are three small systems on the east half of the property (Figure 2). The main sewage works consist of consists of multiple septic tanks and pump stations that discharge to a large raised bed absorption trench system. The individual septic systems consist of a conventional filter bed, each connected to a three bedroom cottage.

The resort has been shut down since 2014 however the main system continues to be used during the summer by marina staff and/ or the proponent's family.

#### Sewage Design Volumes

The sewage works were designed by Georgian Engineering (Georgian, 2002) for a peak daily design sewage volume of 48.500Lpd and was based on the former uses of the resort (main building, laundry, two bedroom house and 14 cottages). Under the new development plan (Figure 3), the existing 14 cottages and facility buildings will be converted to 18 residential condominium units. The peak daily design sewage volume will be reduced to <40,000Lpd therefore no changes are being proposed for the existing sewage works on the Site.

A review of the peak daily design volumes pre and post development are provided in Table 1 (overleaf) suggests that the existing systems are more than adequate to serve the proposed development. Given the low sewage volumes being discharged to the existing systems at present (i.e., staff), an inspection is unlikely to reveal any issues associated with the disposal beds and/ or tankage. It is recommended that the sewage works be inspected as part of a condition of the permit once the property is at or near occupancy.



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#### Table I - Peak Daily Design Volumes (Pre and Post Development)

Phils Parma approximate for 485000 pd.

#### 3.0 WATER RESOURCES IMPACT ASSESSMENT

The ground water impact assessment is intended to evaluate the risk of adverse effects from sewage, from the point where it enters the subsurface, on surrounding water resources and other users, including any downgradient on and / or off site potable water wells. Nitrate (as nitrogen) is the main contaminant of concern for sewage works that discharge effluent to the ground water regime due to the potential for health related impacts in drinking water supplies.

#### **Ground Water Assessment**

Ground water impacts are generally examined with the scope of the Reasonable Use Policy (MECP Guideline, 1998) as well the 2008 MECP Guidelines for Sewage Works (MECP, 2008). These guidelines describe acceptable levels of parameters that are permitted to reach the downgradient property boundary in the ground water regime.

Under a Reasonable Use evaluation, the quality of drinking water must not be degraded by an amount in excess of 25% of the difference between background concentrations and the Ontario Drinking Water Quality Standards (ODWQS) for health related parameters



(*i.e.*, 10 mg/L for nitrate-N). For larger sewage works, the maximum compliance criteria for nitrate at the downgradient property boundary is 2.5 mg/L.

It should be noted that under the original 2003 evaluation, RUP would not be considered applicable since the downgradient property boundary is a surface water feature (Crane Lake). Furthermore, there were no wells on the Site between the disposal bed and Crane Lake, which is still the case today. The source of water supply for Crane Lake Resort has historically been surface water therefore there would have been no potential to impact wells on or off site.

Given that there are no changes being made to the existing disposal bed, the same evaluation would apply today and RUP would not be applicable. However, because the Site's north and east lot lines have been altered slightly relative to the disposal bed (see embedded Figure) there remains the potential to impact ground water on a small portion of the marina property. This stems from the possibility that the owner of the marina could install a potable water well downgradient of the existing disposal bed.

This is unlikely given the presence of the ROW on the marina lands and the close proximity of the ROW to the high water mark of Crane Lake and the property line of the retained parcel. Furthermore, ground water is not the preferred source of potable water due to poor ground water quality and yields. therefore, a ground water well would not be feasible in this case. If the marina required a water supply at some point in the future, the recommended source would be Crane Lake. Notwithstanding, any wells installed upon the marina property would remain close to the marina buildings which are not within the inferred direction of ground water flow (i.e., northerly) from the Site's disposal bed.

#### Surface Water Assessment

The surface water risk assessment focuses upon the potential for algal growth fostered by additional nutrient loading, in addition to the detrimental impacts to fish. Total phosphorus (TP) and ammonia (NH<sub>3</sub>) are the parameters of main concern when looking at surface water impacts.

#### Crane Lake

The Site is located within the northeastern part of the Crane Lake basin on the south shoreline. Crane Lake has a measured surface area of 513 hectares, a maximum depth of 32m, a mean depth of 9.2m and an estimated volume of  $4,720 \times 10^4$  m<sup>3</sup>(MNR, 2010). Crane Lake encompasses a watershed area of 137 km<sup>2</sup> which includes several small localized tributaries as well as Blackstone River which flows through the eastern and



central basins of Crane Lake eventually discharging to Blackstone Harbour at Georgian Bay.

Recent sampling of Crane Lake by Azimuth on August 19, 2019 indicated a TP concentration of 0.06mg/L, which is above the PWQO for TP in lakes (0.02mg/L). The total ammonia concentration was 0.04mg/L. Nitrate was non-detect as was biochemical oxygen demand and total suspended solids. A summary is appended along with the analytical laboratory report.

#### Phosphorus Loading

Pre and Post phosphorus loadings to Crane Lake were evaluated using the assumptions and coefficients presented in the Lakeshore Capacity Assessment Handbook (MECP *et al.* 2010). The Lakeshore Capacity Assessment Handbook (2010) assumes 0.66 kg/a of total phosphorus is contributed per capita per year to septic systems and is based on an average total phosphorus concentration of 9 mg/L and 200 L per day per person. The Handbook also provides assumptions for standard usage rates for seasonal, extended season, permanent, and resort usages (Table 2).

Table	2:	Standard	Usage	Rages
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Type of shoreline	Usage Rate (Capita years/years)**
Seasonal	0.69
Extended seasonal or resort with staff	1.27
Permanent	2.56
Resorts	1.18

\*\*Lakeshore Capue ty Lakeshore Capacity Assessment Handbook

The "Lake Plan for Crane Lake" report published by the Crane Lake Association, (CLA, 2015), provides information on the number of existing lots on the shoreline of Crane Lake. Pre-development total phosphorus loadings were evaluated based on the number of existing developed lots (i.e., 252) with either water and/ or road access and include the former Crane Lake Resort. Post development phosphorus loadings were evaluated based on the existing number of developed lots and the proposed year round 18-unit condominium development.

For the purposes of the evaluation, it is assumed that the proposed condominium units will function as typical lake front cottages with year round access (i.e., extended seasonal). A majority of the units will likely be a secondary residence/ cottage with usage occurring primarily in the summer and shoulder seasons. Winter usage is expected to minimal due to access issues associated with maintenance/ snow clearing of Crane Lake Road.



Using the assumptions described in the Lakeshore Capacity Assessment Handbook, the usage rate for water access lots was based on seasonal; the usage rate for road access lots was based on permanent and the usage rate for the former Crane Lake Resort was based on extended seasonal (Table 3). For the proposed development, the usage rate could be based on permanent, extended seasonal or a combination thereof (Table 3).

Type of shoreline	Description	No. of lots/units	Usage Rate (Capita years/years)**	Annual TP Loadings (Former Condition)	Annual TP Loadings (Post Condition)
Seasonal	Lots with water access	64 lots	0.69	29	29
Permanent	Lots with road access	52 lots	2.56	43.7	43.7
Extended seasonal	Resorts with staff	14 cottages. restaurant, bar with staff	1,27	19.2	NA
Permunent	Proposed condominium units	18 units	1.27 or 1.9	NA	15-30.3
			TP Loading (kg/a)	135	132 -139

Table 2 - Total Phosphorus Loading Assumptions

Based on the above assumptions for the former and proposed condition, the net phosphorus loading to Crane Lake could decrease and/or increase by less than 5%, depending on the usage rate used for the proposed condominium (permanent, extended seasonal or a combination thereof). Regardless of which rate is used in the calculation, the incremental increase is not quantifiable at Crane Lake.

#### 4.0 RESPONSIBLITY AGREEMENT

Given the change in property use to year round, a responsibility agreement between the Township and the condominium corporation will be required for the sewage system to ensure the system is maintained and a reserve fund is available. A draft responsibility agreement has been provided to the Township by John Jackson Planner Inc. for review and comment. This will be included in the ECA amendment application.

#### **5.0 CLOSURE**

Based on our review of potential environmental impacts in accordance with MECP guidelines. re-development of the Site will not result in a significant negative impact on the ground water and/ or surface water quality. The proposed sewage volumes will be less compared to the former use of the Site which could result in a small net increase or decrease in phosphorus loadings however would not be quantifiable at the downgradient receiver (Crane Lake).

Given the low sewage volumes currently being discharged to the existing septic system, a sewage inspection is unlikely to reveal any issues associated with the disposal beds and/





or tankage. It is recommended that the sewage works be inspected as part of a condition of the ECA permit once the property is at or near occupancy.

### APPENDICES

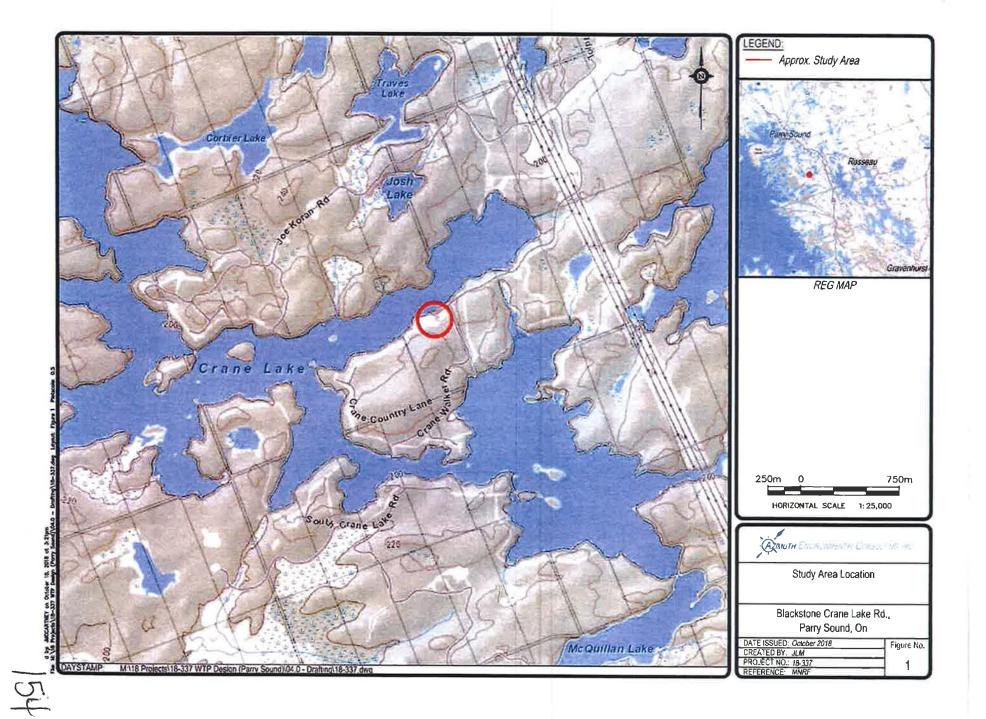
Appendix A:FiguresAppendix B:CofA No.: 11851-5G3LL4Appendix C:Surface Water Results

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

## APPENDIX A

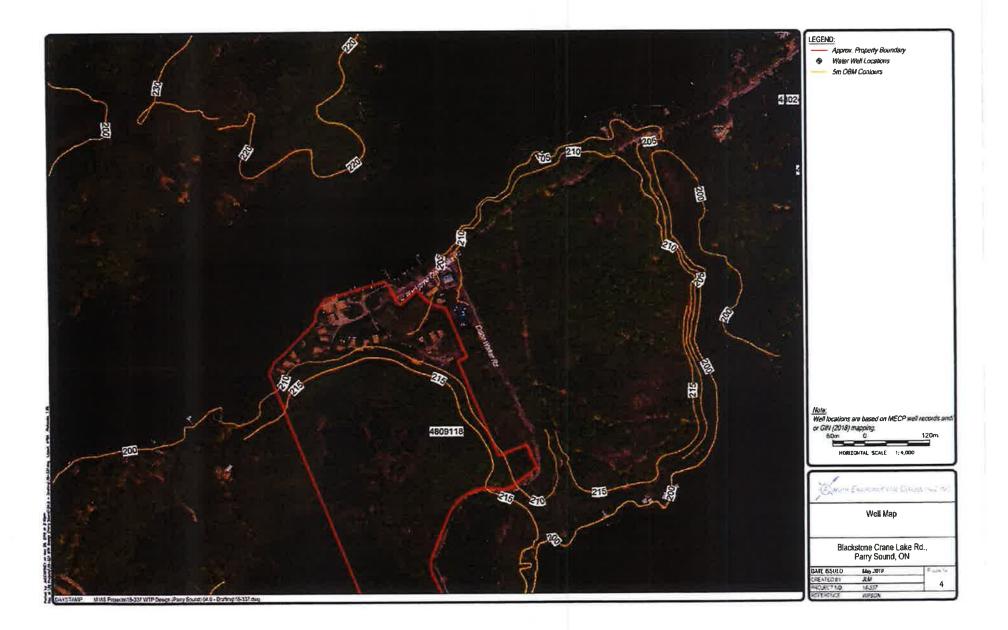
Figures

AZIMUTH ENVIRONMENTAL CONSULTING, INC.









#### APPENDIX B

CofA No.: 1180-5G3LL4

AZIMUTH ENVIRONMENTAL CONSULTING. INC.





Ministry Ministère of the dø l'Environnement Environment

CERTIFICATE OF APPROVAL MUNICIPAL AND PRIVATE SEWAGE WORKS NUMBER 1181-5G3LL4

N.D. McLennan Limited 5 Main Street, Rosseau, Ontario, POC 1K0

Site Location: Crane Lake Resort, Lot 20, Concession 9, Township of Conger, Parry Sound Town, District of Parry Sound

You have applied in accordance with Section 53 of the Ontario Water Resources Act for approval of:

Construction of a new 48,500L/day sewage treatment and subsurface disposal system to 'replace' the existing septic system to service the Crane Lake Resort consisting of the following:

- one (1) 3,500L capacity grease tank for the restaurant,

- thirteen (13) 3.600L capacity septic tanks for the 3 bed room cabins,

- two (2) 5,000L capacity septic tanks for the 5 bed room cabins,

- one (1) 6,800L capacity existing septic tank,

- one (1) 18,000L capacity new septic tank,

- one (1) 5,500L capacity effluent pump chamber, 2590mm by 1525mm with two access hatches,

- one (1) 3,500L capacity effluent pump chamber, 2590mm by 1525mm with two access hatches,

- one (1) 1,800L capacity effluent pump chamber, 1400mm by 1400mm with one access hatch,

- three (3) triplex controlled submersible effluent pumps, rated capacity 204L/minute at 12.80m TDH, complete with a 3/4HP integral electric motor each, located in the pump chamber # 1,

- two (2) duplex controlled submersible effluent pumps, rated capacity 225L/minute at 10.2m TDH, complete with a 1/2HP integral electric motor each, located in the pump chamber # 2, - one (1) simplex controlled submersible sewage pump, rated capacity 275L/minute at 8.0m

TDH, complete with a 1/2HP integral electric motor, located in the pump chamber # 3; all pump chambers complete with level controls, high water alarm, visual and audible, vents, electrical and mechanical accessories,

- two (2) 50mm diameter polyethylene (PE) forcemains from pumpstations # 2 and # 3 respectively.

- three(3) 50mm diameter polyethylene (PE) forcemains from pumpstations #1 to the septic bed

- approximately 2843sq.m. above ground raised septic bed with 1500mm deep imported sand material, a distribution box, 100mm diameter leader pipe and comprising of three(3) cells, each with eighteen (18) rows of 28.29m long 100mm diameter perforated distribution pipes laid in 19mm diameter clear stone surround and topped with non- oven geotextile fabric,

- three(3) 21.6sq.m. above ground raised filter bed ( beds #2, #3 and #4 ) with 750mm deep imported sand material, each with four (4) rows of approximately 4.5m long 100mm diameter perforated distribution pipes laid in 19mm diameter clear stone surround and provided with

Page 1 - NUMBER 1181-5G3LLA

extended sand mantle;

all in accordance with the application dated September 27, 2002, final plans, design report and addendum documents prepared and submitted by Georgian Engineering, Consulting Engineers.

For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:

(1) "Certificate" means this entire certificate of approval document, issued in accordance with Section 53 of the Ontario Water Resources Act, and includes any schedules;

(2) "Director" means any Ministry employee appointed by the Minister pursuant to section 5 of the Ontario Water Resources Act;

(3) "Ministry" means the Ontario Ministry of the Environment;

(4) "Owner" means N.D. McLennan Limited, and its successors and assignees;

(5) "Licensed installer" means a person who holds a licence under Article 2.12.3.1 of the Ontario Building Code.

(6) "Professional Engineer" means a person entitled to practice as a Professional Engineer in the Province of Ontario under a licence issued under the Professional Engineers Act;

(7) "Works" means the sewage works described in the Owner's application, this certificate and in the supporting documentation referred to herein, to the extent approved by this certificate;

(8) "Sewage system" means the entire sewage treatment and subsurface disposal system;

(9) "grab sample" means an individual sample of at least 1000 milliliters collected in an appropriate container at a randomly selected time over a period of time not exceeding 15 minutes;

(10) "average daily flow" means the cumulative total sewage flow to the sewage works during a particular calendar month divided by the number of days during which sewage was flowing to the sewage works that month;

(11) "CBOD5" means five day carbonaceous (nitrification inhibited) biochemical oxygen demand measured in an unfiltered sample;

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

#### TERMS AND CONDITIONS

1. GENERAL PROVISIONS

Page 2 - NUMBER 1181-5G3LL4

(1) The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Certificate and the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

(2) Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Certificate, the application for approval of the works and the submitted supporting documents and plans and specifications as listed in this Certificate.

(3) Where there is a conflict between a provision of any submitted document referred to in this *Certificate* and the Conditions of this *Certificate*, the Conditions in this *Certificate* shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

(4) Where there is a conflict between the listed submitted documents, and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.

(5) The requirements of this *Certificate* are severable. If any requirement of this *Certificate*, or the application of any requirement of this *Certificate* to any circumstance, is held invalid or unenforceable, the application of such requirement to other circumstances and the remainder of this certificate shall not be affected thereby.

#### 2. EXPIRY OF APPROVAL

The approval issued by this Certificate will cease to apply to those parts of the Works which have not been constructed within five (5) years of the date of this Certificate.

#### 3. CHANGE OF OWNER

(1) The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within 30 days of the change occurring:

(a) change of Owner;

(b) change of address of the Owner;

(c) change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the <u>Business Names Act</u>, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager;

(d) change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the <u>Corporations Informations Act</u>, R.S.O. 1990, c. C39 shall be included in the notification to the *District Manager*; (2) In the event of any change in ownership of the *Works*, other than a change to a successor municipality, the *Owner* shall notify in writing the succeeding owner of the existence of this *Certificate*, and a copy of such notice shall be forwarded to the *District Manager* and the *Director*.

#### 4. CONSTRUCTION

(1) The Owner shall ensure that the construction of the works is supervised by a licensed installer or a Professional Engineer, as defined in the <u>Professional Engineers Act</u>.

(2) Upon construction of the works, the Owner shall prepare a statement, certified by a licensed installer or a Professional Engineer, that the Works are constructed in accordance with this Certificate, and upon request, shall make the written statement available for inspection by Ministry staff.

#### 5. PERFORMANCE

The Owner shall ensure that the maximum daily flow of sewage into the sewage system does not exceed 48,500L/d. for any period of time greater than one (1) day.

The reasons for the imposition of these terms and conditions are as follows:

- 1. Condition 1 is imposed to ensure that the *Works* are built and operated in the manner in which they were described for review and upon which approval was granted. This condition is also included to emphasize the precedence of Conditions in the *Certificate* and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review. The condition also advises the Owners their responsibility to notify any person they authorized to carry out work pursuant to this *Certificate* the existence of this *Certificate*.
- 2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
- 3. Condition 3 is included to ensure that the *Ministry* records are kept accurate and current with respect to the approved works and to ensure that subsequent owners of the *Works* are made aware of the *Certificate* and continue to operate the *Works* in compliance with it.
- 4. Condition 4 is included to ensure that the works are constructed, and may be operated and maintained such that the environment is protected and deterioration, loss, injury or damage to any person or property is prevented.
- 5. Condition 5 is included to ensure that the flow of sewage to the sewage system is within the approved treatment capacity of the works.

In accordance with Section 100 of the <u>Ontario Water Resources Act</u>, R.S.O. 1990, Chapter 0.40, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 101 of the <u>Ontario Water Resources Act</u>, R.S.O. 1990, Chapter 0.40, provides that the Notice requiring the hearing shall state:

Page 4 - NUMBER 1181-5G3LL4

- 1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
- 2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

- 3. The name of the appellant;
- 4. The address of the appellant;
- 5. The Certificate of Approval number;
- 6. The date of the Certificate of Approval;
- 7. The name of the Director;
- 8. The municipality within which the works are located;

And the Notice should be signed and dated by the appellant.

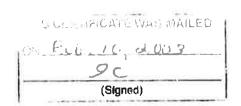
This Notice must be served upon:

The Secretary <sup>4</sup> Environmental Review Tribunal 2300 Yonge St., 12th Floor P.O. Box 2382 Toronto, Ontario	AND	The Director Section 53, <i>Ontario Water Resources Act</i> Ministry of the Environment 2 St. Clair Avenue West, Floor 12A Toronto, Ontario M4V 1L5
M4P IE4		

\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or www.ert.gov.on.ca

The above noted sewage works are approved under Section 53 of the Ontario Water Resources Act.

#### DATED AT TORONTO this 31st day of January, 2003



#### MN/

c: District Manager, MOE North Bay Clerk, the Township of the Archipelago Robert Hughes, P.Eng., Georgian Engineering J

Mohamed Dhalla, P.Eng. Director Section 53, Ontario Water Resources Act

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#### APPENDIX C

Surface Water Results

AZIMUTH ENVIRONMENTAL CONSULTING. INC.

# Surface Water Sampling Summary Crane Lake Resort

	-	DIVIOO	Crane Lake 26-Aug-19	
Parameter	Units	PWQO		
Saturation pH (25°C)	-	-	9.77	
pH @25°C	pH Units	6.5-8.5	7.09	
Langelier Index(25°C)	S.I.	-	-2.68	
Alkalinity(CaCO3) to pH4.5	mg/L		9	
Bicarbonate(as CaCO3)	mg/L	-	9	
Carbonate (as CaCO3)	mg/L		< 5	
Hydroxide (as CaCO3)	mg/L	241	< 5	
Conductivity @25°C	µmho/cm	-	88	
Fluoride	mg/L		< 0.1	
Chloride	mg/L	-	19.6	
Nitrate (N)	mg/L	-	< 0.05	
Nitrite (N)	mg/L	-	< 0.05	
Bromide	mg/L		< 0.4	
Sulphate	mg/L	-	5	
Calcium	mg/L	-	4.29	
Magnesium	mg/L	-	0.82	
Sodium	mg/L	-	12	
Potassium	mg/L	-	0.5	
Ammonia (N)-Total	mg/L	0.02*	0.04	
o-Phosphate (P)	mg/1.	-	0.002	
Phosphorus-Total	mg/L	0.02	0.06	
Silica	mg/L	-	1.16	
Dissolved Organic Carbon	mg/L	-	4.5	
Colour	TCU	-	11	
Turbidity	NTU	-	0.8	
Aluminum	mg/L	0.075	0.02	
Antimony	mg/L	0.02	< 0.0001	
Arsenic	mg/L	0.005	0.0002	
Barium	mg/L	-	0.01	
Вогол	mg/L	0.2	< 0.005	
Cadmium	mg/L	0.0001	< 0.000015	
Chromium	mg/L	0,001	0.001	
Copper	mg/L	0.005	0.0015	
Iron	mg/L	0.3	0.063	
Lead	mg/L	0.005	0.00035	
Manganese	mg/L	-	0.019	
Molybdenum	mg/L	0.04	< 0.0001	
Nickel	mg/L	0.025	< 0.01	
Selenium	mg/L	0.1	< 0.001	
Silver	mg/L	0.0001	< 0.0001	
Strontium	mg/L	-	0.046	
Thallium	mg/L	-	< 0.00005	

## Surface Water Sampling Summary Crane Lake Resort

Parameter	Units	PWQO	Crane Lake
	A CONTRACTOR		26-Aug-19
Tin	mg/L	-	< 0.05
Titanium	mg/L	-	< 0.005
Uranium	mg/L	0.005	< 0.00005
Vanadium	mg/L	0.006	< 0.0001
Zinc	mg/L	0.02	< 0.005
TDS(ion sum calc.)	mg/L	-	47
Hardness (as CaCO3)	mg/L	-	14
% Difference	%	-	0.243
BOD(5 day)	mg/L	-	< 3
Total Kjeldahl Nitrogen	mg/L	-	0.3
COD	mg/L	-	14
Total Suspended Solids	mg/L	-	< 3
Anion Sum	meq/L	-	0.82
Cation Sum	meq/L	-	0.824
Ion Ratio	AS/CS	-	0.995
Conductivity (calc.)	µmho/cm	-	98
Sodium Adsorption Ratio	-	-	1.39
TDS(calc.)/EC(actual)	-	-	0.534

COD- Chemical Oxygen Demand

BOD - Biochemical oxygen Demand

\*unionized ammonia

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C.O.C.: G81881

# CERTIFICATE OF ANALYSIS

#### Final Report

#### REPORT No. B19-26899

Caduceon Environmental Laboratories		
112 Commerce Park Drive		
Barrie ON L4N 8W8		
Tel. 705-252-5743		
Fax 705-252-5746		
JOB/PROJECT NO :		
P O. NUMBER: 18-337		
WATERWORKS NO		

			Client I.D.		SW-1	
			Sample I.D.		B19-26899-1	
			Date Collect	ed	26-Aug-19	
Parameter	Units	R.L.	Reference Method	Date/Site Analyzed		 
Saturation pH (25°C)	•		Calc	04-Sep-19/O	9 77	
pH @25°C	pH Units		SM 4500H	28-Aug-19/0	7.09	
Langelier Index(25°C)	SI		Calc.	04-Sep-19/O	-2.68	
Alkalinity(CaCO3) to pH4.5	mg/L	5	SM 2320B	28-Aug-19/O	9	
Bicarbonate(as CaCO3)	mg/L	5	SM 2320B	28-Aug-19/O	9	
Carbonate (as CaCO3)	mg/L	5	SM 2320B	28-Aug-19/0	< 5	
Hydroxide (as CaCO3)	mg/L	5	SM 2320B	28-Aug-19/0	< 5	
Conductivity @25°C	µmho/cm	1	SM 2510B	28-Aug-19/0	88	
Fluoride	mg/L	01	SM4110C	30-Aug-19/O	< 0,1	
Chloride	mg/L	05	SM4110C	30-Aug-19/O	19.6	
Nitrate (N)	mg/L	0.05	SM4110C	30-Aug-19/O	< 0.05	
Nitrite (N)	mg/L	0.05	SM4110C	30-Aug-19/O	< 0.05	
Bromide	mg/L	0.4	SM4110C	30-Aug-19/O	< 0.4	
Sulphate	mg/L	1	SM4110C	30-Aug-19/O	5	
Calcium	mg/L	0 02	SM 3120	29-Aug-19/O	4.29	
Magnesium	mg/L	0.02	SM 3120	29-Aug-19/O	0.82	
Sodium	mg/L	02	SM 3120	29-Aug-19/O	12.0	
Potassium	mg/L	01	SM 3120	29-Aug-19/O	0 5	
Ammonia (N)-Total	mg/L	0.01	SM4500- NH3-H	30-Aug-19/K	0.04	
o-Phosphate (P)	mg/L	0.002	PE4500-S	30-Aug-19/K	0.002	
Phosphorus-Total	mg/L	0.01	E3199A.1	29-Aug-19/K	0.06	
Silica	mg/L	0.02	SM 3120	29-Aug-19/O	1.16	 
Dissolved Organic Carbon	mg/L	0 2	EPA 415.1	28-Aug-19/O	4.5	
Colour	TCU	2	SM 2120C	30-Aug-19/O	11	

R.L. = Reporting Limit

Test methods may be modified from specified reference method unless indicated by an \* Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie Brhe

Christine Burke Lab Manager

The analytical results reported herein refer to the samples as received. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories

Page 1 of 3.



# CADUC ENVIRONMENTAL LABORATORYES

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#### C.O.C.: G81881

# **CERTIFICATE OF ANALYSIS**

**Final Report** 

## REPORT No. B19-26899

Report To:	Caduceon Environmental Laboratories
Azimuth Environmental	112 Commerce Park Drive
642 Welham Rd,	Barrie ON L4N 8W8
Barrie ON L4N9A1 Canada	Tel. 705-252-5743
Attention: Jackie Coughlin	Fax 705-252-5746
DATE RECEIVED 27-Aug-19	JOB/PROJECT NO
DATE REPORTED 05-Sep-19	P O, NUMBER, 18-337
SAMPLE MATRIX. Surface Water	WATERWORKS NO

		ſ	Client I.D.		SW-1	
			Sample I.D.		B19-26899-1	
			Date Collect	ed	26-Aug-19	1
Parameter	Units	R.L.	Reference Method	Date/Site Analyzed		
Turbidity	NTU	0.1	SM 2130	30-Aug-19/O	0.8	
Aluminum	mg/L	0.01	SM 3120	04-Sep-19/O	0.02	
Antimony	mg/L	0.0001	EPA 200.8	03-Sep-19/O	< 0.0001	
Arsenic	mg/L	0 0001	EPA 200.8	03-Sep-19/O	0 0002	I
Barium	mg/L	0.001	SM 3120	29-Aug-19/O	0.010	
Boron	mg/L	0 005	SM 3120	29-Aug-19/O	< 0 005	
Cadmium	mg/L	000015	EPA 200.8	03-Sep-19/O	< 0 000015	
Chromium	mg/L	0.001	SM 3120	29-Aug-19/O	0.001	
Copper	mg/L	0 0001	EPA 200 8	03-Sep-19/O	0 0015	
Iron	mg/L	0.005	SM 3120	29-Aug-19/O	0.063	
Lead	mg/L	0.00002	EPA 200.8	03-Sep-19/O	0 00035	
Manganese	mg/L	0 001	SM 3120	29-Aug-19/O	0 019	
Molybdenum	mg/L	0.0001	EPA 200.8	03-Sep-19/O	< 0.0001	
Nickel	mg/L	0.01	SM 3120	29-Aug-19/0	< 0.01	
Selenium	mg/L	0.001	EPA 200 8	03-Sep-19/O	< 0.001	
Silver	mg/L	0 0001	EPA 200 8	03-Sep-19/O	< 0.0001	
Strontium	mg/L	0 001	SM 3120	29-Aug-19/O	0.046	
Thallium	mg/L	0 00005	EPA 200-8	03-Sep-19/O	< 0.00005	
Тіп	mg/L	0.05	SM 3120	29-Aug-19/O	< 0 05	
Titanium	mg/L	0.005	SM 3120	29-Aug-19/O	< 0.005	
Uranium	mg/L	0.00005	EPA 200 8	03-Sep-19/O	< 0.00005	
Vanadium	mg/L	0.0001	EPA 200 8	03-Sep-19/O	< 0.0001	
Zinc	mg/L	0 005	SM 3120	29-Aug-19/O	< 0.005	
TDS(ion sum calc.)	mg/L	1	Calc.	04-Sep-19/O	47	
Hardness (as CaCO3)	mg/L	1	SM 3120	29-Aug-19/O	14	

R.L. = Reporting Limit

Test methods may be modified from specified reference method unless indicated by an \* Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

The analytical results reported herein refer to the samples as received. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories

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Christine Burke Lab Manager

Page 2 of 3

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#### Client committed. Quality assured.

#### C.O.C.: G81881

#### REPORT No. B19-26899

**Final Report** 

CERTIFICATE OF ANALYSIS

Caduceon Environmental Laboratories
112 Commerce Park Drive
Barrie ON L4N 8W8
Tel: 705-252-5743
Fax: 705-252-5746
JOB/PROJECT NO
P.O NUMBER: 18-337
WATERWORKS NO.

		Client I.D.			SW-1	
			Sample I.D.		B19-26899-1	
			Date Collect	ed	26-Aug-19	l
Parameter	Units	R.L.	Reference Method	Date/Site Analyzed		
% Difference	%		Calc.	04-Sep-19/O	0.243	
BOD(5 day)	mg/L	3	SM 5210B	28-Aug-19/K	< 3	
Total Kjeldahl Nitrogen	mg/L	0.1	E3199A.1	29-Aug-19/K	0.3	
COD	mg/L	5	SM 5220D	29-Aug-19/O	14	
Total Suspended Solids	mg/L	3	SM2540D	28-Aug-19/K	< 3	
Anion Sum	meq/L		Calc.	04-Sep-19/O	0.820	
Cation Sum	meq/L		Calc	04-Sep-19/O	0.824	
Ion Ratio	AS/CS		Calc.	04-Sep-19/O	0.995	
Conductivity (calc.)	µmho/cm		Calc.	04-Sep-19/O	98	
Sodium Adsorption Ratio			Calc	04-Sep-19/O	1.39	
TDS(calc.)/EC(actual)			Calc	04-Sep-19/O	0 534	

Christine Burke Lab Manager

R.L. = Reporting Limit Test methods may be modified from specified reference method unless indicated by an \* Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

The analytical results reported herein refer to the samples as received Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories

Page 3 of 3.

# **SECTION 8**



### **Technical Memorandum**

To:	Ed Snucins. Surface Water Specialist. Northern Region
	Bruce Bethune, Senior Environmental Officer, North Bay District Office
From:	Jackie Coughlin, Azimuth Environmental Consulting Inc.
Re:	Revised Assimilative Capacity Study
	Crane Lake Condominium Development, 510 Crane Lake Road, The
	Township of Archipelago

Date: July 26, 2020

As per the comments provided by the MECP Northern Region Office in a letter dated March 4, 2020, the Lakeshore Capacity Model (LCM) has been revised. Revisions to the LCM were required to include and/ or address the following items:

- > include all lakes upstream of Crane Lake with a surface area >25ha;
- for the existing condition, recalculate the 'modelled' and measured total phosphorus (TP) concentration for all lakes to confirm the 'modelled' background and measured values are within 20% of each other (MECP, 2010);
- confirm the state of Crane Lake relative to the revised PWQO of the modelled background concentration + 50% (+/- 10%) and modelled-predicted effects of the proposed development on Crane Lake;
- > include all existing lots, both undeveloped and vacant; and
- provide clarity on the equivalent usage rate used for the former Crane Lake resort public-access dining facilities.

The results are considered conservative since not all vacant lots through the watershed can be developed in accordance with Township bylaws but have been accounted for in the LCM. In addition, the model assumes that all existing lots are on a Class IV septic system which is conservative since some properties are on holding tanks. A brief summary of the LCM assumptions and results for the subwatershed are provided below:

- A total of seven (7) lakes >25ha (Horseshoe, First, Second, and Third Lake, Forget Lake, Blackstone Lake and Crane Lake) were included in the LCM; Windfall Lake was excluded since it is <25ha;</p>
- The 'modelled' TP background concentration for each lake is within 20% of the measured TP concentration, therefore the LCM is considered appropriate when evaluating the capacity of Crane Lake for future development of all

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developable lots;

For Crane Lake, the increase over the 'modelled' background concentration for the 'existing' condition is within 10% of the revised PWQO (i.e., 50% + background) however increases to ~15% at full build-out.

A brief summary of the TP loading and usage rate calculations specific to Crane Lake are provided below:

- The TP loading from the former Crane Lake Resort is based on 15 "extended seasonal" rental units plus the TP loading generated from the "resorts" public dining facilities (i.e., restaurant, bar and patio). The equivalent unit rate calculated for the resort is based on comparing the total no. of people/ 15 units to the no. of patrons/ resort (based on seating capacity) and a resort usage rate of 1.18 capita yrs/yr. The calculation for the public facilities assumes a maximum seating capacity of 126 seats at 50% occupancy (i.e., 63 seats) and thus is conservative;
- Using a permanent usage rate (2.56 capita years per year) for the proposed development, the model results indicate that the TP concentration in Crane Lake could increase slightly (<0.24%);</p>
- Using a hybrid usage rate (1.9 capita years per year) to reflect a more realistic use of the property post-development (i.e., use primarily in the summer months and intermittently during the off season), the model results indicate that the TP concentration at Crane Lake could decrease slightly (<0.77%); and</p>
- Given that the incremental change in the TP concentration would not be quantifiable at Crane Lake, risks to Crane Lake are considered low as a result of the proposed change in land use.
- Contingency measures such as monitoring the TP levels at downstream end of the disposal bed could be implemented via a monitoring program and if an increasing trend in the TP levels is observed, alum dosing or a TP filter could be added to the sewage system prior to the disposal bed.

#### **1.0 BACKGROUND**

#### 1.1 Resources

In addition to the MECP guidance documents, the following additional sources were used in the development of the Lakeshore Capacity Model (LCM):



- Lake Plan for Crane Lake, 2015;
- Blackstone Lake Plan, 2010;
- > Personal correspondence Bob Rumball Camp of the Deaf (Third Lake);
- Model to predict total phosphorus concentrations in coastal embayment of eastern Georgian Bay, Lake Huron, 2018;
- Review of the Components, Coefficients and Technical Assumption of Ontario Lakeshore Capacity Model (Paterson et al., 2006);
- MNRF Ontario Flow Assessment Tool;
- > West Parry Sound Geography Network [WPSGN]):
- > MNRF Ontario Flow Assessment Tool Make a Map: Natural Heritage Features

#### 1.2 Lake Characteristics

There are total of seven (7) lakes in the Crane Lake subwatershed that are greater than 25ha: Horseshoe, First, Second, and Third Lake, Forget Lake, Blackstone Lake and Crane Lake (Figure 2). The head of the watershed is east of Highway 400 where a number of smaller lakes discharge to Horseshoe Lake. Horseshoe Lake flows into First, Second. Third and then Blackstone Lake via the Blackstone River. Forget Lake flows into Blackstone Lake from the northwest and a few smaller lakes (Oak Lake from the east Oldfield Lake) flow into Blackstone Lake from the south. Water flows out of Blackstone Stone via the Blackstone River through Crane Lake and Little Blackstone, entering Georgian Bay at Blackstone Harbour in The Massasauga Provincial Park (see appended Figures). Windmill Lake. also located in the watershed, was excluded from the model as the area of this lake is less the 25ha.

According to the Lake Partner Program (LPP), Horseshoe Lake consists of high residential and commercial development including a couple of trailer parks. There is low shoreline development around First, Forget and Second Lake. Third Lake consists of moderate shoreline development including a youth campground (Bob Rumball Camp of the Deaf). Blackstone and Crane Lake consist of moderate shoreline development.

#### 2.0 LAKESHORE CAPACITY ASSESSMENT

#### 2.1 LCM Model Inputs

The equations used in the LCM model are provided in Table 1 and the input parameters and assumptions used in the model are provided in Table 2. The summary spreadsheets for each lake in the Crane Lake subwatershed are provided in Appendix B.



#### Table 1 - Summary of LCM Model Equations

List of	LCM Equations			
Eqt I	Seasonal mean TP concentration	$TP_{max} = LT^*(1-R_n)^*0.9560$ .	k <u>u</u> /yr	Paterson et al, 2006
Eqt 2	Terrestrial TP Export	$TP = CA*(0.47^{\circ} \text{ o of } WA=3.82)$	k@'\r	Paterson et al. 2006
Egi 3	Lake Discharge	Lake outflow $(Q) = (A_u + A_v)^* MAR$		Paterson et al, 2006
Eqt.4	TP Retention Coefficient	$R_0 \coloneqq v^*(v) + q_s$		Paterson et al. 2006
C.qt 5	TP Concentration at Lake outflow	TP and 0.956 x TP Lake LF	Kg/M	Paterson et al. 2006
Eqt 6	TP Export to downstream lakes	$TP_{\perp} = TP_{e^{i\omega(h_{\perp})}} *Q$	kg yr	Paterson et al. 2006

#### Table 2 - Summary of Model Inputs

Type	Madel component	Model Coefficients:	Links	Assumptions	Bearer
	Xumphing (P.Dep service).	at tes?	Applant		Patricia of al 200
	Stend consult friends				
	<ul> <li>Southers Constitution</li> </ul>	Cir Egaduci e	1953	11 51 - CRUTCH MADE THE WARDER	Patromatical June
	includes of seat	9236000	0.50 10 153	- 10% rejected area =2.5% contained	Paterstat at Men
	Veryford wettened	\$ 267, (40)	mgan ji	15% sharolarya, 13 ft-pedatel	Paterson chief, 2008
in thereas	Mandaka	1.14	m-		131(0.15:2016)
	London print V.	411.2	K163+		249 CP (291)
Automation and and	Pot capita D <sup>a</sup> conclusione	diam.	kan data seat		M14, P. Sin
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	P.K. sagt	E ( S	A appearance	3 10 purper pet die	SH 5/P (2048)
	General feath start	1.35	فرجتج بمترسة		151.0.P. 3oft:
					PRICE 2019
(balleting)	March March Remarks Market				
	Many Again Kubat	0.11	111.5.1	All CD concredit alter	AGR 2014
	Arean Normal History	49.3(a+)	myr	Water Bucket Paris S and Stars of	
to to subscription of the	Setting Records (St.	12.4	254.94		Talather which and

#### Flow/ Hydrology

The Runoff coefficient (MRC – 510mm/a) was determined from a water budget prepared using the Thornthwaite and Mather (1957) method using the Parry Sound Canada meteorological data Station between 1970 and 2019. This compares well with other values used in the LCM model for this watershed (0.511mm /a) using the MECP look up table.

#### **Overland Runoff Loading**

The percentage of wetland for each catchment was estimated using various mapping tools (i.e., MNRF OFAT Make a Map: Natural Heritage Features and the West Parry Sound Geography Network [WPSGN]):

- Where wetland represented less than 3.5% and cleared land was <15%, a phosphorus export coefficient of 5.5mg/m<sup>2</sup>/year was used (Paterson *et al.*, 2006)
- Where wetland represented > 3.5% and cleared land was <15%, the natural phosphorus loads from overland runoff was calculated using equation 2 from Table 1 (Paterson *et al.*, 2006).



#### **Background Water Quality**

The mean background TP concentration used in the model for each lake is based on the data published by the Lake Partner Program. A summary of the mean spring concentration for each lake is provided below and the long term data is provided in **Appendix C**.

#### Table 3 - Background TP Concentrations

Lake	Average Measured TP Concentration
	uu/L.
Harsedine	8
East	2.90
Second	10.1
flurd	10.3
Forget Lake	0.1
Blickstone	. 39
Constitute	1.0

#### Watershed Characteristics and Land Cover Area

Watershed characteristics for each lake are based on the MNR Lake fact sheets, MNRF OFAT tool and the WPSGN database. A summary is provided in Table 4 below:

Lake	Lake Surface Area	Drainage Basin (ezcl. Lake area)	Local Drainage Basin (excl. Lake area)	Mean Depth	Max Depth	Cleared Land	% Cistrad	Wetland	% we thend	Forest	% forest
	ha	ha	in the	m	m	ha ha	%	ha	%	ha	%
	370	5300	3300	6.5	20	235	70 .	35.7	1 1	3030	918-
Houseshie	18	3700	100	15	1	4		5 Q	- 7	151	94 1**
Furst	24	5450	6.20	1.7	13	16.10	0.0**	49.0	7 7 2 1	620	42 5° 4
Second	37	5760	780	4.5	0	17	25.0	96-0	11.5%+	672	86.3° a
Third			0.000	13	24	0.10	0.1%	23.7	17.0%	137	85 7%
Forget Lake		160	4503	*0	58	174	1º=	468	10 10 .	3861	85 S? .
RELEXANCE INC.	516	976	+487		11	316	1 Pan	128	3.6%	3043	SHE's

#### Table 4 -- Summary of Watershed Characteristics and Land Cover Area

#### Land Use Occupancy

With exception of Crane and Blackstone Lake, land use (e.g., residential, agricultural, urban, vacant) and the occupancy (e.g., seasonal, extended seasonal, resort, camp etc.,) around each lake was defined using the WPSGN database from the Townships of The Archipelago and Seguin. A summary of the land use occupancy is provided in Table 5 below and the detailed spreadsheets for each lake are provided in **Appendix D**.

Assumptions used in the model are considered conservative since not all vacant lots throughout the watershed can be developed but have been accounted for in some cases (e.g., Blackstone Lake). According to the Blackstone Lake Plan (BLP, 2010), there are 42 vacant lots of record but 29 of these vacant lots are eligible for development per the official plan and bylaw. To be conservative, all 42 vacant lots were included in the LCM.



Lake	No. Of Total Lots	Developed Lots	Seasonal	Extended Sensonal	Permanent	Youth Camp <sup>1</sup>	Trailer Parks/ Resort	Vacant Developable Lots	Vacant Ua- developable Lota	Total Build-out
Horseshoe	406	133	01	188	54	-Q -	3	55	16	390.
Fust	36	18	1	17	Q		0	- SV:	1	21
Second	7	3	0	3	0	- Q)	D	3	4	6
Thurd	:50	2	11	- 0	13	1	D.	3		
Forget Lake	4	1	π	1	0	0	<u>n</u>	2	2	1
Blackstone	160	134	116	0	7	10	<u> </u>	12	945	106
Cranici alco	367	225	0.1	1997	10°		1	11	14	252

Table 5 - Summary of Land Use Occupancy

The LCM also assumes that all existing lots are on a septic system, however, holding tanks are also known to be used in the watershed but have not been excluded in the modelling calculations.

# 2.2 Crane Lake Resort Pre and Post Development Conditions

#### Pre and Post Land Use

The 21-hectare Site historically operated as a cottage rental resort consisting of 14 cottages, one apartment and a number of facilities that were open to the public (i.e., restaurant, lounge, bar, store, and banquet hall) as well as a small marina with docking facilities for ~60-70 boats. The cottages were primarily rented during the summer season with some intermittent use in the shoulder and winter season (Figure 3).

Under the new development plan, the existing 15 units and former facility building will be converted to 18 residential condominium units that will function as typical lake front cottages with year round access. The marina lands will no longer be part of the resort development (Figure 3).

The existing sewage works were approved for 48.500Lpd in 2003 under CofA No.: 1181-5G3LL4. The design volume was based on a 41 seat restaurant, a 22 seat lounge, a 63 seat bar, a store, a 45 seat banquet hall, 14 rental cottages and one rental apartment. The existing sewage works on the Site will continue to serve the proposed development however the peak daily design sewage volume will be reduced to  $\leq$ 40.000Lpd (Appendix E).

Pre- and post-development phosphorus loads are not expected to change significantly as a result of the proposed development. This is because the associated resort facilities will no longer have public access. Rather the former resort building will be upgraded to include three (3) of the eighteen (18) residential units.

#### Pre-development TP Loads

The phosphorus loading from the former Crane Lake Resort is calculated based on 15 rental units ("cottage TP loading") plus the phosphorus loading generated from the resort facilities ("resort TP loading") that were open to the public (i.e., dining, bar and patio).

As a conservative approach, the TP calculation for the former resort facilities assumes a maximum of 126 seats at 50% occupancy (i.e., 63 seats or people).

- Cottage TP Loading the TP load for the former 15 rental units is based on the following assumptions:
  - extended seasonal usage rate with year round access 1.27 capita yrs/yr (MECP, 2010);
  - loading rate 0.66 kg/ capita/ year (MECP, 2010);
    - Estimated Cottage TP loading = 15 units x 1.27 capita yrs/yr x 0.66 kg/ capita/ year = 12.5kg/a
- Resort TP Loading The TP load for the resort buildings is not clearly defined in the literature therefore two scenarios were evaluated (i.e., equivalent per person loading rate and equivalent unit rate). As a conservative approach, the TP calculation for the former resort facilities assumes a maximum of 126 seats at 50% occupancy (i.e., 63 seats or people).

Scenario 1 - equivalent per person loading unit rate:

- 3.07 persons per unit for resort (MECP, 2010);
- Total no. of cottage people = 15 units @ 3.07 people per cottage = 46.1 people
- Cottage TP loading for 46.1 people = 12.5kg/a (See above)
- Total no. of resort people = 126 seats @ 50% occupancy= 63 people
   O Estimated Resort TP Load =63 x 12.5 / 45.1 = 17.1kg/a

Scenario 2 - 20.5 equivalent resort unit rate:

- 15 cottage units = 46.1 people
- Total no. of resort people = 63 people (see above)
- equivalent units = 63 x 15/46.1 = 20.5 equivalent units
- resort usage rate 1.18 capita yrs/yr (MECP, 2010)
- Ioading rate 0.66 kg/ capita/ year (MECP, 2010)
  - Resort TP Load = 20.5 units x 1.18 capita yrs/yr x 0 .66 kg/ capita/ year= 15.9kg/a



Based on the above, the pre-development phosphorus loading from the public resort facilities varies between 15.9 kg/a and 17.1 kg/a. The total pre-development TP load under scenario 1 is **29.6kg/a** and total pre-development TP load under scenario 2 is **28.4kg/a**.

A TP loading of 15.9 kg/a has been used in the LCM model for the Crane Lake resort building and 12.5 kg/a for the rental cottages. A summary of the loading calculations are provided in Appendix E.

#### Post-development TP Loads

Under the re-development concepts, the condominium units will function as typical lake front cottages with year round access. A majority of the units will likely serve as a secondary residence/ cottage with usage occurring primarily in the summer and shoulder seasons. Winter usage is expected to be lower due to access issues associated with maintenance/ snow clearing and remoteness of the property.

For the purposes of this assessment, two scenarios have been evaluated (i.e., permanent use rate and a hybrid rate to reflect a combination of extended seasonal and year round usage).

Scenario 1: permanent use rate:

- permanent use- 2.56 capita yrs/yr (MECP, 2010);
- loading rate 0.66 kg/ capita/ year (MECP, 2010);
  - TP loading = 18 units x 2.56 capita yrs/yr x 0.66 kg/ capita/ year = 30.3kg/a

Scenario 2: hybrid rate:

- hybrid rate- 1.9 capita yrs/yr;
- loading rate 0.66 kg/ capita/ year (MECP, 2010);
  - TP loading = 18 units x 1.9 capita yrs/yr x 0.66 kg/ capita/ year = 22.5kg/a

The total post-development TP load under scenario 1 is **30.3kg/a**, which is ~7% higher when compared to the pre-development condition. The total post-development TP load under scenario 2 is **22.5kg**/a, which is ~20% lower when compared to the pre-development condition. Both scenarios (i.e., permanent use rate and a hybrid rate) are included in the model for Crane Lake (see Appendix B7 – LCM Calculation Crane Lake). The loading calculations are provided in Appendix E.

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#### **3.0 LCM RESULTS**

#### 3.1 Crane Lake Subwatershed Results

As can be observed in Table 6, the 'modelled' TP concentration under existing conditions for each lake in the Crane Lake subwatershed is within 20% of the measured TP concentration, therefore the model is considered appropriate when evaluating the capacity of Crane Lake for future development of all developable lots.

The model calculations for each lake in the subwatershed are provided in Appendix B (see Sheets B1 through B7) and a summary of the results for Crane Lake are provided in Section 3.2.

Lake	Existing Measured TP Conc. <sup>1</sup> ug/L	Existing Modelled TP Conc. ug/L	difference from measured to Modelled Cone. %	Modelled Backgroun d Conc. ug/L.	Revised PWQO (background plus 50%) ug/L	% increase over Background (Existing)	% Increase over Revised PWQO (Full Build-out) %
Horseshoe	8.7	9.4	8%	3.9	5.84	142%	158%
First	7.9	91	13%	3.8	5.75	138%	154%
Second	10.1	10.9	7.5%	6.1	9.09	80%a	91%
Third	10.3	10.2	-1.5%	6.1	9.10	67%	75%a
Forget	6,1	5.9	-3%	5.6	8.45	5%	6%
Blackstone	5.0	6.0	16%	4.4	6.59	37%	47%
Cranel ake	4.8	3.9	19%	3.8	5,67	50° a	65%

#### Table 6 - Modelled and Measured TP Concentrations for Crane Lake Subwatershed

#### 3.2 Crane Lake LCM Results

As can be observed on Table 7, the resulting 'modelled' background concentration for Crane Lake is  $3.8\mu g/L$  and the revised PWQO is therefore  $5.7\mu g/L$  (background + 50%). The difference between the 'modelled' background and the measured TP concentration is 18% which is less than 20% and therefore considered a good fit. Table 7 provides the results of the increase over background for the existing condition as well as at full build-out and includes re-development of the Crane Lake Resort under the two different scenarios (e.g., permanent versus a hybrid usage rate) as previously discussed.

The increase over the modelled background for the existing condition is 6.3% and at full build-out, the increase over the modelled background is ~15%. This is slightly greater than 10% of the revised PWQO for total phosphorus (i.e., between background +40% and background + 60%). However, the estimate is considered conservative since not all vacant lots throughout the watershed can be developed but have been accounted for and the LCM model assumes that all existing lots are on a septic system.

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Existing Scenerio	Proposed development SCN 1	Proposed development SCN 2
3.78	3.78	3.78
5.67	5.67	5.67
5.91	5.92	5,86
4.8	4.8	4.8
18.8%		
6.24	6.25	6.19
6.3%	6.7%	5.1%
15.0%	15.4%	13.8%
	Scene rio 3.78 5.67 5.91 4.8 18.8% 6.24 6.3%	Existing Scenerio         development SCN 1           3.78         3.78           5.67         5.67           5.91         5.92           4.8         4.8           18.8%         6.24           6.3%         6.7%



SCN1 - permanent usage rate SCN 2 -https://usage.rate

For the proposed re-development under scenario 1 (i.e., permanent use), the increase over the modelled background for the existing conditions is 6.7% and at full build-out, the increase over the modelled background is ~15.4%. For the proposed re-development under scenario 2 (hybrid mixed use), the increase over the modelled background for the existing conditions is 5.1% and at full build-out, the increase is ~13.8%. Similar to the existing condition at full build-out, these values are only slightly greater than 10% of the revised PWQO for total phosphorus. As indicated, assumptions used in the LCM are conservative.

Given the above, and given that the incremental change in the TP concentration would not be quantifiable at Crane Lake, risks to Crane Lake are considered low as a result of the proposed change in land use. Further, the Site is located on the Precambrium shield thus the native soils would be more acidic and thus exhibit higher phosphorus retention capabilities. Contingency measures such as monitoring the TP levels at the downstream end of the existing disposal bed could be completed via a monitoring program and if an increase trend in the TP levels is observed, alum dosing and/ or a phosphorus filter (e.g., Waterloo EC-P) could be implemented prior to the bed.

#### **4.0 REFERENCES**

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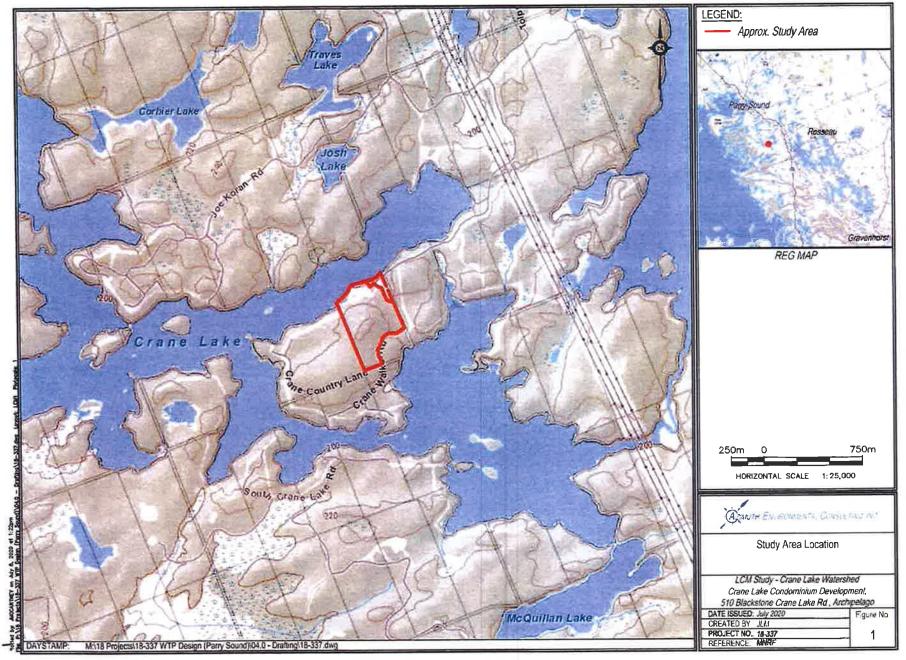
#### APPENDICES

Appendix A:FiguresAppendix B:LCM Lake Summary SheetsAppendix C:TP Water Quality DataAppendix D:Shoreline Land Use Occupancy DataAppendix E:Crane Lake Calculations

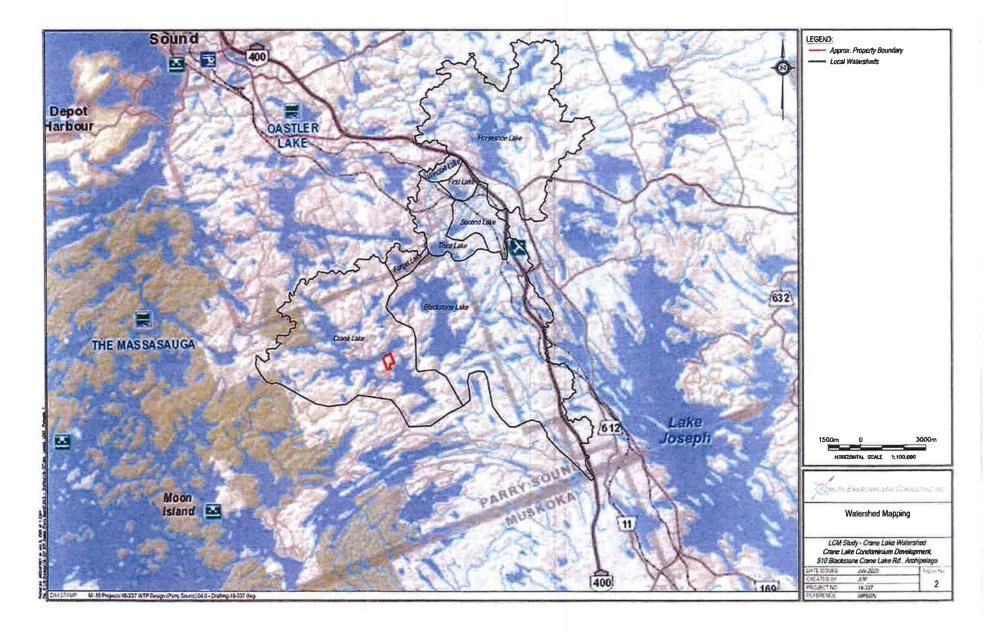
APPENDIX A

Figures

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APPENDIX B.

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LCM Lake Summary Sheets

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#### **APPENDIX B1 - LCM CALCULATIONS - HORSEHOE LAKE**



Catchment/ Basin Morphology		
Lake Area	ha	
Catchment Area (excluding lake)	ha	
Wetland	%	
Forest (includes natural cleared area)	%	
Lake Volume	m3	-
Maximum Depth	m	
Mean Depth	m	

370	1
3300	
11	
91.8	
4720000	
20	
6.5	
	-

5.50E-06 181.50

0.167

Existing

#### Watershed Load - Natural TP Inputs

Current Overland Coefficient (Table 1)	kg/yr/m2
--	----------

Background ( runoff from terrestrial) =	kg/yr	
Atmospheric Deposition	kg/ha/yr	
Atmospheric Load =	kg/yr	

#### Flow/ Hydrology

Mean Annual Runoff (MAR)	m/yr	0,510
Lake outflow (Q) = (Ad+Ao)*MAR	m3*vr-l	18,717,000
Areal water load (qs) =	m*yr-l	5.06
Water replenishment rate = $Q/V_1$	times	3.97
lake response time	yr	2.37

#### Anthropogenic TP Inputs

Septic systems		
Septic Load Rate	kg/cap/yr	0.66
Septic Removal Efficiency	%	
Occupancy	Usage (cap yrs/yr)	Units
Permanent	2.56	54
Extended Seasonal	1.27	188
Seasonal	0.69	91
Trailer parks:		2
Seasonal	0.37	175
Vacant undeveloped lots:		85
Permanent	2.56	8
Extended Seasonal	1.27	27
Seasonal	.0.69	13
Total Existing		335
Total Buildout		390

#### Lots

Number of Developed lots	
Export coefficient	mg/m2/year
Average Lot Size	m2
Load	kg/lot/yr
Lot Load	kg/yr

#### Agriculture and Urbanization

Area	ha	
Area	ha	
Load	kg/ha/yr	1 Para de
Area Load	kg/yr	

#### Losses

is the lake anoxic/shallow?		
Settling Velocity (v)	m/yr	
in lake retention (Rp) =	prop	

Units	Load (kg/yr)	
54	91	
188	158	
91	41	
2		
175	43	
85		
8	13	
27	22	
13	6	
335	333	
390	368	

Existing	Full Buildout
335	390
9.80	9.80
3798	3798
0.04	0.04
12.5	14.5

(I	0.0
	0.0
	0.3
	0.0



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#### **APPENDIX B1 - LCM CALCULATIONS - HORSEHOE LAKE**



#### Loading Summary

Source		Exist
Atmospheric Load	kg/yr	
Runoff from Terrestrial	kg/yr	
Septic	kg/yr	
Lot Runoff	kg/yr	
Agriculture and Urbanization	kg/yr	
Upstream Load	kg/yr	
Total Load	kg/yr	
Total Area Loading rate (LT)	mg/m2/yr	
Total Export from land	kg/ha/yr	
Export load to downstream lake	kg/yr	
Total Export from land Export load to downstream lake	kg/ha/yr	

Background	Full Buildout	Existing
62	62	62
181	181	181
	368	333
	14.5	12,5
0	0	0
0	0	0
242.79	625	588
66	169	159
70	180	169

#### Modelled TP

TP <sub>enulon</sub> = 0.956 x TP Lake I/F	µg/L	9.02	9 59	3.7
Tplake (ice-free) modelled	μg/Ι_	9.4	10.0	3.9
Muskoka threshold (background plus 50%)	μ <u>ε</u> /L	٦	-	5.8
Maskoka intestiola (Dackground plus 50%) Mean Measured Tp (Lake Partner Program)	με/L	8.7		
% difference from measured to modelled	%	7.8%		
Increase over Background (existing)	%	142%		
Increase over Background (full buildout)	%	158%		

#### **APPENDIX B2 - LCM CALCULATIONS - FIRST LAKE**



#### Catchment/ Basin Morphology

Catchment/ Basin Morphology		Former development
Lake Area	ha	28
Catchment Area (excluding lake)	ha	3700
Local Catchment area	ha	160
Wetland	%	3.7
Forest (includes natural cleared area)	%	94.1
Lake Volume	m3	422000
Maximum Depth	m	4.000
Mean Depth	m	15

#### Watershed Load - Natural TP Inputs

Waterchied Load Thatara Provide		
Background (runoff from terrestrial) Eqt 2, Table 1	kg/yr	8.86
Atmospheric Deposition	kg/ha/yr	0.167
Atmospheric Load =	kg/yr	4 68

#### Flow/ Hydrology

Mean Annual Runoff (MAR)	m/yr	0.510
Lake outflow (Q) = (Ad+Ao)*MAR	m3*yr-1	19,012,800
Areal water load (qs) =	m*yr-1	67.90
Water replenishment rate = $Q/V_L$	times	45 05
lake response time	yr	0.66

#### Anthropogenic TP Inputs

Septic systems Septic Load Rate	kg/cap/yr	0.66	
Septic Removal Efficiency	%	and the second	
Occupancy	Usage (cap yrs/yr)	Units	Load (kg/yr)
Permanent	2,56	0	0
Extended Seasonal	1.27	17	14
Seasonal	0.69	1	0 5
Vacant undeveloped lots		3	
Extended Seasonal	1.27	4	2.4
Seasonal	0.69	0.17	0.1
Total Existing		18	15
Total Buildout		21	17

ha

#### Lots

Number of Developed lots	
Export coefficient	mg/m2/year
Average Lot Size	m2
Load	kg/lot/yr
Lot Load	kg/yr

#### Agriculture and Urbanization Area

Area	ha
Load	kg/ha/yr
Area Load	kg/yr

#### Losses

Is the lake anoxic/shallow?		S
Settling Velocity	m/yr	
in lake retention (Rp) =	prop.	

Loading Summary

Existing Full Buildo	
18	21
9.80	9.80
3,798	3,798
0.04	0.04
0.7	0.8

0.0
0.0
0.3
0.0

8	N	E
	181	12.4
		0.154

#### **APPENDIX B2 - LCM CALCULATIONS - FIRST LAKE**



Source Atmospheric Load	kg/yr
	and the second s
Runoff from Terrestrial	kg/yr
Septic	kg/yr
Lot Runoff	kg/yr
Agriculture and Urbanization	kg/yr
Upstream Load Horseshoe Lake	kg/yr
Total Load	kg/vr
Total Area Loading rate (LT)	mg/m2/yr
Total Export from land	kg/ha/yr
Export load to downstream lake	kg/yr

Existing	Full Buildout	Background
4.7	4.7	4.7
8.9	8.9	8.9
15	17	0
07	0.8	0
0.0	0	0
169	180	70
198	210.99	83.23
706	754	297
166	177	70

#### Modelled TP

TPoullow = 0.956 x TP Lake I/F	μg/L	
Tplake (ice-free) modelled	μg/L	
Muskeka threshold (background plus 50%)	µg/L	
Mean Measured Tp (Lake Partner Program)	µg/L	
% difference from measured to modelled	%	
Increase over Background (existing)	%	
Increase over Background (full buildout)	%	

÷

Existing		
8.7	9.3	3.7
9.1	9.7	3.8
		5.8
7.9		
3%		
138%		
154%		

#### **APPENDIX B3 - LCM CALCULATIONS - SECOND LAKE**



Former development

#### Catchment/ Basin Morphology

Lake Area	ha	25
Catchment Area (excluding lake)	ha	3490
Local Catchment area	ha	670
Wetland	%	7.4
Forest (includes natural cleared area)	%	92.5
Lake Volume	m3	4720000
Maximum Depth	m	3.500
Mean Depth	m	1.7

#### Watershed Load - Natural TP Inputs

Background (runoff from terrestrial) Eqt 2. Table 1	kg/yr	49.03
Atmospheric Deposition	kg/ha/yr	0,167
Atmospheric Load =	kg/yr	4.18

#### Flow/ Hydrology

Mean Annual Runoff (MAR)	ın/yr	0.510
Lake outflow $(Q) = (Ad+Ao)^*MAR$	m3*yr-l	17.926.500
Areal water load (qs) =	m*yr-i	71.71
Water replenishment rate = $Q/V_L$	times	3.80
lake response time	vr	0.54

#### **Anthropogenic TP Inputs**

Septic systems Septic Load Rate Septic Removal Efficiency	kg/cap/yr %	0.66	
Occupancy	Usage (cap yrs/yr)	Units	Load (kg/yr)
Permanent	2.56	0	0
Extended Seasonal	1.27		3
Seasonal	0.69	0	0
Vacant undeveloped lots		3	
Extended Seasonal	1.27	3	3
Total Existing		3	3
Total Buildout		6	5

Lots		Existing
Number of Developed lots		3
Export coefficient	mg/m2/year	-9,80
Average Lot Size	m2	3,798
Load	kg/lot/yr	0.037
Lot Load	kg/yr	0.1

Existing	Full Buildout	
3	6	
9,80	9.80	
3,798	3,798	
0.037	0.037	
0.1	0.2	

#### Agriculture and Urbanization

ha	
ha	
kg/ha/yr	
kg/yr	
	ha kg/ha/yr

	0.0
and the second	0.3
	0.0

#### Losses

Is the lake anoxic/shallow?		N
Settling Velocity	m/yr	12.4

#### **APPENDIX B3 - LCM CALCULATIONS - SECOND LAKE**

in lake retention (Rp) =	prop.
Loading Summary	
Source	
Atmospheric Load	kg/yr
Runoff from Terrestrial	kg/yr
Septic	kg/vr
Lot Runoff	kg/yr
Agriculture and Urbanization	kg/yr
Upstream Load First Lake	kg/yr
Total Load	kg/yr
Total Area Loading rate (LT)	mg/m2/yr
Total Export from land	kg/ha/vr
Export load to downstream lake	kg/yr

input data constant/coefficient calculation 0.147

Existing	Full Buildout	Background	
4.2	4.2	4.2	
49.0	49.0	49.0	
3	5	0	
0.1	0.2	0	
0	0	0	
166	177	70	
222	235	122.93	
886	941	492	
187	199	(03.8	

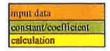
#### Modelled TP

TPoutlow= 0.956 x TP Lake 1/F	με/Ι.
Tplake (ice-free) modelled	μg/L
Muskoka threshold (background plus 50%)	μg/1.
Mean Measured Tp (Lake Partner Program)	µg/L
% difference from measured to modelled	%
Increase over Background (existing)	%
Increase over Background (full buildout)	%

111	5.8	0.4	10.
11.6	6.1	8.9	10.
	9.1		

10.1
7.5%
80%
91%

#### **APPENDIX B4 - LCM CALCULATIONS - THIRD LAKE**



#### Catchment/ Basin Morphology

Lake Area	ha	37
Catchment Area (excluding lake)	ha	5160
Local Catchment area	ha	780
Wetland	%	113
Forest (includes natural cleared area)	%	86.3
Lake Volume	m3	4720000
Maximum Depth	m	9.0
Mean Depth	m	4.5

#### Watershed Load - Natural TP Inputs

Background (runoff from terrestrial) Eqt 2, Table 1	kg/yr	72.10
Atmospheric Deposition	kg/ha/yr	0.167
Atmospheric Load =	kg/yr	6.18

#### Flow/ Hydrology

Mean Annual Runoff (MAR)	m/yr	
Lake outflow $(Q) = (Ad+Ao)*MAR$	m3*yr-l	2
Areal water load (qs) =	m*yr-1	
Water replenishment rate = $Q/V_{t}$	times	
lake response time	vr	

#### Anthropogenic TP Inputs

#### Septic systems

Septic Load Rate -	kg/cap/yr kg/cap/yr	
Septic Load Rage - youth camps		
Septic Removal Efficiency	% Usage (cap yrs/yr)	
Occupancy		
Permanent	2.56	

( official o	
Extended Seasonal	1.27
Seasonal	0.69
Youth Camp (Bob Rumball Camp)	
Camp Seasonal (no. of beds)	0.37
Vacant undeveloped lots:	
Extended Seasonal	1.27
Total Existing	
Total Buildout	

#### Lots

Number of Developed lots	
Export coefficient	mg/m2/year
Average Lot Size m2	
Load kg/lot/yr	
Lot Load	kg/yr

#### Agriculture and Urbanization

Area 1 - farmland	ha
Area 2 - farmland	ha
Area 3 - dirt bike tracks	ha
Load	kg/ha/yr
Load Area Load	kg/yr

#### Losses

Is the	lake anoxic/shallow?	

Units	Load (kg/yr)
0	0
16	5.0
	0
300	13.9
3	3
7	19
10	21

0.510 26,504,700 71.63 5.62 1.33

0.66

0.125

Full Buildout	
.10	
9.80	
3798	
0.037	
0.4	

35.0	35.0
35.0 20.0	35.0 20.0 12.0
12.0	12.0
0.3	0.3
20.1	20.1



#### APPENDIX B4 - LCM CALCULATIONS - THIRD LAKE

Total Load Fotal Area Loading rate (LT)	mg/m2/yr	
Fotal Load	kg/vr	
Upstream Load Second Lake	kg/yr	
Agriculture and Urbanization	kg/yr	
Lot Runoff	kg/yr	
Septic	kg/yr	
Runoff from Terrestrial	kg/yr	
Atmospheric Load	kg/yr	
Source		
Loading Summary		
n lake retention (Rp) =	prop.	
Settling Velocity	m/vr	

	input data	
	constant/coefficient	
	calculation	
12.4		
0.148		

Background	Full Buildout	Existing
6	6	6
72	72	72
0	21	19
0	0.4	0.3
0	20	20
104	199	187
182.10	319	305
492	862	823
154	269	257

#### Modefled TP

Export load to downstream lake

TPoutfow= 0.956 x TP Lake I/F	μg/L	9.7	102	5.8
Tplake (ice-free) modelled	μg/L	10.2	10.6	6.1
			1	0.1
Muskoka threshold (background plus 50%)	μg/L			9.1
Mean Measured Tp (Lake Partner Program)	μg/L	(0.3		
% difference from measured to modelled	%	-1.5%		
Increase over Background (existing)	%	67%		
increase over Background (full buildout)	%	75%		

kg/yr

#### **APPENDIX B5 - LCM CALCULATIONS - FORGET LAKE**



Former development

160 17.0 85.7

4.51

#### Catchment/ Basin Morphology

Lake Area	ha	
Catchment Area (excluding lake)	ha	
Local Catchment area	ha	
Wetland	%	
Forest (includes natural cleared area)	%	
Lake Volume	m3	
Maximum Depth	m	
Mean Depth	m	

#### Watershed Load - Natural TP Inputs

Background (runoff from terrestrial) Eqt 2, Table 1	kg/yr
Atmospheric Deposition	kg/ha/yr
Atmospheric Load =	kg/yr

#### Flow/ Hydrology

Mean Annual Runoff (MAR)	m/vr	
Lake outflow (Q) = $(Ad+Ao)^*MAR$	m3*yr-l	
Areal water load (qs) =	m*yr-1	
Water replenishment rate = $Q/V_L$	times	
lake response time	уr	

#### Anthropogenic TP Inputs

kg/cap/yr	
%	
Usage (cap yrs/yr)	
2.56	
1.27	
0.69	
2.56	
1.27	
0.69	
lots	
mg/m2/year	
m2	
kg/lot/yr	
kg/yr	
ha	
ha	

Area	ha
Load	kg/ha/yr
Area Load	kg/vr

#### Losses

Is the lake anoxic/shallow?		
Settling Velocity	m/vr	
in lake retention (Rp) =	prop	

Loading Summary

	4700000
	21
	13
	18.90
-	

5 UL	0.511
	955.570
	3 54
	-

1	4	100	0.66
1	0.		
		Unit	5

Units	Load (kg/yr)
0	0
	0.8
0	0.0
2	
	0.1
	0.84
entie a	1.0
Existing	Full Buildout

Full Buildout
3
9.80
3798
0.037
0.5

	0.0
	0.0
Tom	0.3
	0.0

N	
1/0 0	12.4
	0.778

#### **APPENDIX B5 - LCM CALCULATIONS - FORGET LAKE**

#### Source

kg/vr
kg/yr
kg/vr
kg/vr
kg/vr
keivr
kø/vr
mg/m2/vr
kg/yr

#### Modelled TP

TP <sub>oulton</sub> = 0 956 x TP Lake I/F	με/L.	
Tplake (ice-free) modelled	μg/L	
Muskoka threshold (background plus 50%)	μg/L	
Mean Measured Tp (Lake Partner Program)	µg/L	
% difference from measured	%	
Increase over Background (existing)	%	
Increase over Background (full buildout)	%	

roput data		
constant/coefficient		
calculation		
Existing	Full Buildout	Background
4 5	4.5	45
18.9	18.9	18.9
0.8	1.0	0
0.4	0.5	0
0.0	0	0
0	0	0
25	25	23.41
91	92	87
5.4	5.5	5.1

5.7	5.7	5.4
5.9	6.0	5.6
		85
6.1		
-3%		
5%		
6%		

#### **APPENDIX B6 - LCM CALCULATIONS - BLACKSTONE LAKE**



#### Catchment/ Basin Morphology

Catchment/ Basin Morphology		Former development
Lake Area	ha	516
Catchment Area (excluding lake)	ha	9200
Local Catchment area	ha	4503
Welland	%	10.4
Forest (includes natural cleared area)	%	85 8
Lake Volume	m3	4720000
Maximum Depth	m	58
Mean Depth	m	20

#### Watershed Load - Natural TP Inputs

Current Overland Coefficient (Table 1)	kg/yr/m2	5.50E-06
Existing	kg/yr	247.67
Background ( runoff from terrestrial) =	kg/yr	247.67
Atmospheric Deposition	kg/ha/yr	0.167
Atmospheric Load =	ke/vr	86.17

#### Flow/ Hydrology

Mean Annual Runoff (MAR)	m/yr	0.511
Lake outflow (Q) = (Ad+Ao)*MAR	m3*yr-1	52,203,760
Areal water load (qs) =	m*yr-l	10.12
Water replenishment rate = Q/V <sub>t</sub>	times	[1.06
lake response time	yr	6.80

#### Anthropogenic TP Inputs

Septic systems		
Septic Load Rate	kg/cap/yr	
Septic Removal Efficiency	%	
Occupancy	Usage (cap yrs/yr)	Units
Permanent	2,56	7
Extended Seasonal	127	. 0
Seasonal	0.69	110
Resort/ trailer park:		
Anglers Inn (no. of trailers)	0.37	
No. of Vacant undeveloped lots:		+2
Permanent	2.56	
Extended Seasonal	1.27	
Seasonal	0,69	
Total Existing		
Total Buildout		

Load (kg/yr)		Units
1		7
(		. 0
53		116
8	33	
		42
	24	
(	0	
18	- 39	· · · · · · · · · · · · · · ·
72.71	124	
76.72	166	

0.66

#### Lots

Load

Area Load

LUIS	
Number of Developed lots	
Export coefficient	mg/m2/year
Average Lot Size (1.6 acres)	m2
Load	kg/lot/yr
Lot Load	kg/yr
Agriculture and Urbanization	
Агеа	ha
Area	ha

Total Existing	Total Buildout
124	166
9.80	9.80
3798	3798
0.037	0.037
4.6	6.2

	109.9
	0.0
4 1 4	0.3
	33.0

kg/ha/vr

kg/yr

#### **APPENDIX B6 - LCM CALCULATIONS - BLACKSTONE LAKE**



Losses

L039C3		
Is the lake anoxic/shallow?		
Settling Velocity	m/yr	
in lake retention (Rp) =	prop.	

N	
	12.4
	0.551

#### Loading Summary

Source		Existing	Total Buildout	Background
Atmospheric Load	kg/yr	86	86	86
Runoff from Terrestrial	kg/yr	248	248	248
Septic	kg/vr	72.7	76.7	0
Lot Runoff	kg/yr	4 6	6.2	0
Agriculture and Urbanization	kg/vr		33.0	0
Upstream Load from Third Lake	kg/yr	263	275	159
Total Load	kg/yr	674	724	493
Total Area Loading rate (LT)	mg/m2/yr	131	140	95
Total Export from land	kg/ha/yr			
Export load to downstream lake	kg/yr	300	322	219

ŀ

TPoutflow= 0.956 x TP Lake I/F	με/L
Tplake (ice-free) modelled	μg/L
Muskoka threshold (background plus 50%)	µg/L
Mean Measured Tp (Lake Partner Program)	µg/L
% difference from measured to modelled	%
Increase over Background (existing)	%
Increase over Background (full buildout)	%

5.7	6.2	4.2
6.0	6.5	4.4
		6.6
5.0		
16%		
998/		

47%

# **APPENDIX B7-LCM CALCULATIONS - CRANE LAKE**

<b>Catchment/ Basin Morphology</b>		Extended Seasonal
Lake Area	ha	
Catchment Area (excluding lake)	lta	13740
Lucal Catchment area	ha	1812
Welland	%	10
Forest (includes natural cleared area)	50	990
Lake Volume	m3	120000
Maximum Depth	и	34
Mean Denth	8	0.0

## Watershed Load - Natural TP Inputs

Background (runoff from terrestrind) Eqt 2. Table 1	keyi	101.05
Atmospheric Deposition	kg/ta/yr	0.162
Atmospheric Load =	kg/yr	85.67

## Flow/ Hydrology

Mean Annual Runoff (MAR)	mbr	150
Inke uniflow (Q) = (Ad+ 4n)*MAR	n.3*vr-1	72 628,430
Areal water load (qs) *	1-14°m	14
Water replexishment rate = QVVs	Innes	15
lake response time	yr	41

## Anthropogenic TP Inputs

Current of the second se			
SEPTIME ANALISE			
Septic Load Rate	kulcapiya	0.60	
Resort Guests	kuleapiyr	0.108	
Septic Removal Elficiency	6°		
Occupancy	Usage (cap yrshyr)	( laite	Load (he/yr)
Permanent	2.36	0	Ð
Extended Seasonal	251	100	基
Seasonal	0.09	64	29
Vacant undeveloped Ints			
Permanent	2.56	9	0
Firended Seasonal	121 ·····	ANU	16
prosess	0.05	8	35
Ciane Luke Seasonal Resort:			
15 extended seasonal coltages	120	15	0
(csail			10
Crare Lake Conduminan Development.			
permanent	2.56		
Hybrid usage factor -	1.90		
Total Existing		225	161
Total Buildout		121	211

Lots		Kvisting	Full Buildout
Number of Residential Developed lots		566	252
Export coefficient	mp/m2/year	8.6	88
Average Lot Size	CH CH	South	読むた
I oad	kg/lotyr	10:0	1000
Lot Load	ky/yı	8.4	10.4

Permanent use	12700	1000 Feb.	1710000	03	\$6.161	86.07	0.511	14.2	154	
Perman										

Load (kg/yr)	0	134	29		8	91	3.5		0	C	DE	661	212
Units	0	100	64	E E	0	50	×	1	0	9	81	225	262

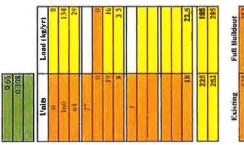
E Full Buildout	235 235	9.8 0.8	NATE NATE	0.01	0.0
Existing					

1000

0.04

	Đ	
ar data	stanticoeffici	manon
turna .	thes	Alex





#### APPENDIX B7- LCM CALCULATIONS - CRANE LAKE

#### Agriculture and Urbanization

ha	0.0
ku/ha/yr	0.3
ku/yr	00
	ku/ha/yr

L03963		
Is the lake anoxic/shallow?		No.
Settling Velocity	an/yr	12.4
in lake retention (Rp) =	prop	0.467

#### Loading Summary

Source:

	0
n -	0
	- 0







0.0

Source:			Full Belident	Beckground	<b>Preparat</b>	Full Buildout	Background	Property	Fall Balldoat	Background
Atmospheric Load	kg/vr	86	86	86	86	86	86	86	80	86
Runoff from Terrestrial	ku/yr	192	192	192	192	192	192	192	192	192
Septie	kg/yr	191	211		193	212		185	205	
Lot Runoff	lku/vr	8.4	94		8.4	94		84	94	
Auriculture and Urbanization	kg/vi	0.0	0.0		0.0	0.00		0.0	0.00	
Upstream Load (Blackstone Creek)	ike/yr	200	122	239	300	922	219	300	122	219
Total Lond	lkg/vr	777	820	497	779	822	497	771	814	497
Total Area Loading rate (LT)	mam2/yr	151	160	97	152	160	97	150	159	97
Export load to downstream lake	iku/ys	410	433	262	411	434 0	262.5	407	430	262
Modelled TP	-	Former developmen	ч		Proposed Dev. SC	NI		Proposed Dev. SCN	2	
TP autos = 0 956 x TP Late LF	ug/L	56	6.0	361	5 66	5 98	361	5 61	5 92	3 61
TP <sub>lake the-frees</sub> modelled	µg/L	5.91	6.24	3.78	5.92	6.25	3.78	5.86	6,19	3.78
Muskoka threshold (background plus 50%)	μ <u>φ</u> /L			5.67	-		5.67			5,67

TP <sub>lake the-feer</sub> modelled	μg/L	5.91
Muskoka threshold (background plus 50%)	μ <u>μ</u> /L	
Mean Measured Tp (Lake Partner Program)	sue/L	4.8
% difference from measured to modelled	%	12 8%
Increase over Background (existing)	96	56 32%
Increase over Background (full buildont)	%	65.00%

Proposed D	oposed Dev. SUN I			Proposed Dev. SCN 2					
	5 66	5 98	3 61	5 61	5 92	3 61			
	5.92	6.25	3.78	5.86	6.19	3,78			
			5.67			5.67			







(9) Z. A.

APPENDIX C

TP Water Quality Data

AZIMUTH ENVIRONMENTAL CONSULTING. INC.



#### APPENDIX C - SUMMARY OF TOTAL PHOSPHORUS DATA Crane Lake Assimilative Capacity Study

Lake Name	Township	STN	Site ID	Site Description	Date	TPI (µg/L)	TP2 (µg/L)	Average (µg/L)	Menn Average (ag/L)
BLACKSTONE LAKE	ARCHIPELAGO	- 6	- 2	Duscoll	28-Apr+06	5.0	46	4 84	ACC
		161	3	Driscoll 2	28-Apr-06	4.4	4.7	4.54	
		4(c)	4	Driscoll 3	28-Apr-06	4.2	4.9	4.52	
		161	5	Driscoll 4	28-Apr-06	3.3	6.5	4.91	
		401	16	BL02	13-May-10	52	51	5.45	
		367	7	BL03	18-May-15	122	5.1	5.30	
		161	8	BL04	18-Max-16	3.2	4.8	5.60	
		-461	9	131.01	18-May-15	1.5.8	5.8	5.8	5.03
RANLEAKE	CONGER	11114	L.	Mid-bay_deep spot	20-Max-07	3.2	-40	3.62	
		1014	1	Mid-bay, deep spot	20-May-08	E4	9.3	3.44	
		1114	1	Mid-bay deep spot	24-Max-(0	36	3.8	3 70	
		1014	1	Mid-bay, deep spot	16-Max-F	6.3	2.6	5 86	
		1014	1	Mid-bay, deep spot	10-May-12	5.2	-1.8	5.00	
		101+	1	Mid-hay, deep spot	8-May-13	34	ž 8	5.70	
		1014	1	Mid-bay, deep spot.	7-May-14	54	01	3.20	
		2014	1	Mid-bay deep spot	7-May-15	52	52	\$ 20	
		.0114	1	Mid-bay deep spot	10-May-16	= 6	+ +	4.50	
		1014	1	Mid-bay deep spot	21-May-17	3.2	56	5.40	
		-0513	1	Mid-bay deep spot	19-Jul-18	5.0	54		
	-	1000	T.	Mid-hay deep spot	6-Jun-19	58	5.5	5 79	
		1014	1	N end, Off Marsh Is	2-Jun-02	6.9	68	6 😳	
		1014	2	N end Off Marsh Is	19-Max-03	45	54	65.2	
		1014	2	N end, Off Marsh Is	24-Max-04	4.0	43	4.23	
		101+	2	N end: Off Marsh Is	22 May-04	31	3.5	3.45	
		101	2	N end. Off Marsh Is	20 May 117	33	3.1	3.15	
		10.14	2	N end, Off Marsh Is	20-May-08	40	4.3	+15	
		1014	1	N end. Off Marsh Is	24-May-16	+3	4.0	4.10	
		1014		N end Ot? Marsh Is	16-Mus-II	+ 3	4.8	4.80	
		1014	. 7	Nend Off Marsh Is	10-May-12		52	4 80	
		1014	2	N end, OF Marsh Is	8-May-13	5.0	54	5.20	
		_	2	N end, Off Marsh Is	7-Mas-14	50	50	5101	
		1014	2	N end. Off Marsh Is.	7-May-15	5.8	5	6.00	
		1014			T0+May+10	54	10	4 70	
		34014	1	N end, Ort Marsh Is.		8	4.5		
		1414	2	N end, Orf Marsh Is	21-May-17			4 70	
		}{){4	2	N end. Off Marsh Is	19-Jul-18	-16	16	- 10	4.8.5
		1014	2	N end. Off Marsh Is	Tes-Jun-19	34	74	(r ‡() 7	+ 20
RST UAKE	SEGUIN	(1470)	1	Mid lake ideep spor	16-May-12	74	0.8		
		14.9	1	Mid lake, deep spot	7-Jun-13	52	5.0	3.10	
		1470	1	Mid fake, deep spot	14-Mas-14	64	62	6.30	
		1470		Midliake Geep spot	14-May-15	\$5	9.0	3.00	
		1.170	1	Mid lake, deep spot	2-Jun-17	78	8.0	7.50	7.9
		1474		Mid-take, deep spot	81-nut-11		1.2.2	1-12	1.4
DRGET LAKL	SEGUIN	1531		Mid lake, deep spor	13-May-10	52	46	1.90	
		1534		Mid lake, deep spot	31-Mas- 3	32	52	5.20	
		1531	1	Mid-lake, deep spot	13-May-15	50	\$5	5.60	
		1531		Mid lake, deep spot	19-Aug-15	36			
		1531	1	Mid lake, deep spot	19-Aug-15	50	-		
		1531	1	Mid lake, eeep spor	17-May-17	64	72	6.80	
		1531	1	Mid lake deep spot	22-May-19	8.0	7.8	7.90	6.
ORSESHOE LAKE	ŞEGÜN	2026	- t	Stu 1. Crinistic Bay	4-May-02	13.0	73	1017	
		2026	1	Sta i, Christie Bay	11-May-03	74	117	935	
		2026		Stn 1, Christie Bay	21-May-04	10.8	101	10.45	
		2024	1	Sin L Christie Bay	21-Max-05	54	63	5.95	
		20.26	1	Sin-L Christie Bay Sin L Christie Bay	30-Api-06 6-Max-07	89	58	0 19	
		2026	1	Sto 1, Christic Bay	8-Jun-08	SG	87	3 65	



#### APPENDIX C - SUMMARY OF TOTAL PHOSPHORUS DATA

Crane Lake Assimilative Capacity Study

Lake Name	Township	STN	Site ID	Site Description	Date	TP1 (µg/L)	TP2 (μg/L)	Average (µg/L)	Mean Average (mg/L)
		2026	U.	Stn J. Christie Bay	31-May-09	46	4.6	4.63	
		2024	1	Stn 1. Christie Bay	24-May-10	3.8	11.0	3.90	
		2026		Sin I. Christie Bay	LS-May-11	× ŋ	86	8.30	
		2026		Sin 1. Christie Bay	6-Max-12	7.4	<u>86</u> 91	8.00	
	-	2026	1	Sin I. Christie Bay Sin I. Christie Bay	19-May-13 18-May-13	160	26	9.80	
		2025	1	Sin 1. Christie Bay	31-Max-15	73	2.0	7.10	
		2025	I	Sin 1. Christie Bay	27-May-16	8.8	64	7.60	
		8025	1	Sin 1 Christie Bay	22-May-17	10.0	6.8	8 70	
		2024	1	Studi Christie Bay	21-Max-18	7.4	7.0	7.20	
		202m	1	Sin F. Christie Bay	21-May-19	4 8	5.8		
		2026	2	Sin 2. Gibrafter Bay,	15-May-02	74	7.3	7.30	
		2924	2	Sin 2. Gibrafter Bay, near aws	19-Max-03	18.4	10.8	34.50	
		2020	2	Sto 2, Gibralte Bay	24-May-04	64	5-0	6.2)	
		2026	3	N of Elysee Is	2 - May-05	85	4.8	8.43	
		2025	4	N of Elysee Is	n-May-06	7.0	61	6.55	
		2026	3	N al Elysee Is	29-May-07	7.9	122	10.02	
		2026	3	N of Elysce Is	80 mil-8	71	7.2	- 711	_
		2020	9	N of Elysee Is	31 Max+09	54	6.4	5.90	
		2026	3	N of flysee Is	2 i-Max-10	7.6	54	0.50	
		2026	3	N of Fixsee !s	15-May-11	74	72	6 60 7 40	
		2026	3	N of Elysee Is	0-Max+12 19-Max-13	71	11.8	9.50	
		2026	3	N of Elvsee Is	19-May-14	64	62	6.30	
	-	2020	3	N of Elysee Is	31-Max-15	50	30	5.00	
		2026	- 1	N of Livsee Is	27-Max-16	82	94	8.30	
		2020	3	Nof Elysee Is	22 May-17	6.6	64	6.30	
		2023	1	N of Elysee 1s	21-Max-18	6.2		6.20	
		2026	3	N of Elysee Is	21-May-19	66	50	-7.60	
		2026	ন	Drascoll-1	18- Apr-16	53	14	5.09	
		(2i)2n	- 5	Driscoll-2	2S-Apr-06	+6	53	-1-93	
		2026	24	Driscoll-5	28- Apt-06	85	31	6.83	
		2026	ī	Driscoll-+	18- Apr-li6	62	511	5.09	
		20126	ă.	Horseshue ( - Jeep spor	17-May-10	9.6	75	361	
		2026	8	Horseshoe I Jeep	17-May-12	50	3.2	540	
		2020	8	Horseshoe I - deep	27-May-13	64	7.0	6.70	
		2020	8	Horseshoe I - deep	27-Max-13	7.8	-8.0	7.90	
		2028	8	Horseshoe I - deep	27- May - 13	6.2	4.8	5.50	
		1125	3	Fierseshoe I - deep	27-May-14	8.6	78	8 20	
		2026	à	Horseshue I - deep	14-May-15	78	7.6	7.70	
	-	2026	8	Horseshue I - deep	1-Jun-in	0.6	61	6 40	
				Horseshoe I - deep	31-May-17	64	6.4	6-10	
		2426	×.					11-11-12	-
		2026	8	Forseshoe L- deep	17-Aug-17	76	82	6.60	
		2026	X	Horseshoel - deep	21-May-19		6+	0 (p.1	
		-2026	- 5	Horseshoe I - deep	23-Aug-19	6.6			
		2026 -	. 8	Horseshoe I - deep	23-Aug-19	92.0		92.06	
		202n	- 42	Forseshoell - deep	27-May-14	58	- 5.8	5.80	
		2026	4	Horseshoell - deep	14-May-15	64	.6.0	6.10	
		2016	9	Horseshoell - deen	19- Aug-15	36			
		1026	4	Horseshoell - deep	19-Aug-15	58		jj	
		2015	y	Horseshoell - deep	t-Jun-15	56	+ 8	5.20	
			IJ	Horseshoelf deep	7-Jun-19	71	56	6.40	
		2034				6.6	2.11	0.40	-
		2024	ų.	Horsesboell - deep	23-Aug-19				
			- 5	Horseshoell - deep	23-Aug-19	150			
		2026	10	Hurseshoeffl- deep	-27-May-14	5.8	62	6481	
		201é	10	Horseshoelll- deep	14-May-15	64	64	640	
		3026	10	Horseshoefff- deep	19-Aug-15	-32			
		2626	10	Horseshoefff- deep	19-Nug-15	10		1	

#### APPENDIX C - SUMMARY OF TOTAL PHOSPHORUS DATA Crane Lake Assimilative Capacity Study

Lake Name	Township	SIN	Site ID	Site Description	Date	TPI (µg/L)	ТР2 (µg/L)	Average (µg/l.)	Mean Average (ug/1)
		2026	10	HorseshoellI- deep	L-Jun-16	5.6	5.8	5.70	and Al Production
		2026	10	Horseshoelll- deep	7-Jun-19	64	80	7 20	
		2026	10	HorseshoellI- deep	23-Aug-19	60		6 00	
		2026	10	Horseshoelll- deep	23-Aug-19	78.0			8.7
SECOND LAKE SEGU	SEGUIN	4856	1	Mid lake, deep spot	6-May-12	110	11.4	L1 20	
		4856	1	Mid lake, deep spot	10-Jun-13	38	4,6	4 20	
		4856	1	Mid lake, deep spot	14-May-14	88	90	8 90	
		4856	1	Mid lake, deep spot	13-May-16	136	132	1340	
		4856	4	Mid lake, deep spot	18-May-18	12.6	12.8	12 70	101
THIRD LAKE	SEGUIN	5340	1	Mid lake, deep spot	16-May-12	10.8	10.4	10.60	
		5340	- 1	Mid lake, deep spot	10-Jun-13	78	72		
		5340	1	Mid lake, deep spot	14-May-14	10.8	14.2	12.50	
		5340	1	Mid lake, deep spot	13-May-16	10.8	10.6	10 70	
		5340	1	Mid lake, deep spot	18-May-18	9.6	10.8	10.20	11.0
WINDFALL LAKE	SEGUIN	5920	1	Mid lake, deep spot	27-May-13	58	7.8	6.80	
		5920	1	Mid lake, deep spot	20-May-15	72	70	7.10	
		5920	1	Mid lake deep spot	25-May-17	10.0	80	9.00	
		5920	1	Mid lake deep spot	31-May-19	84	92	8 80	79

Reference Lake Partner Program

#### APPENDIX D

Shoreline Land Use Occupancy Data

AZIMUTH ENVIRONMENTAL CONSULTING, INC.



#### APPENDIX D- LAND USE OCCUPANCY Crane Lake Assimilative Capacity Study

Crane Lake Development:	Units	Value	Assumptions	Reference
Fotal Lots	lots	267		CLA, 2015
Total Water Access	luts	79	developed	CLA. 2015
Total Road access	lots		developed	C1,A. 2015
Fotal undeveloped lots		+2	~15 water access not developable	CLA, 2015
Not developable		15		CLA, 2015
Total Developed Lots		225	(267-42)	
Total Undeveloped lots:	lots	+2	estimate based on Crane Lake Plan	
Water access	lots	15	~15 not developable	
Road access	lots	27	deselopable	
Total developable/ vacant lots	lots		road access	
Tutal Developed Lots:	lots	175	~12 fots not developed	
Water access			~15 lots undevelopable	
Road access	_		- 27 not developed	
Assumptions for Road Access for			developed	
Seasonal			water acces	
Permanon		0	territoria dente de la Z <sup>a</sup> nna de la	
Extended seasonal	tots	161	road access including Crane Lake	
				D
Blackstone Lake Development:			Assumptions	Reference Blackstone Lake Plan
Total Lots	lets	166		Blackstone Lake Plan
		42		Blackstone Lake Plan
Total Undeveloped lots:	lots	+2		Blackstone Lake Flash
Water access lots Road access				
No access	_			
total undevelopable lots	-	0	assumption	
total undevelopable lots	TOTS	0	asampton	
Total Developable Vacani lots	lots	42		
Total Developed Lots:	lois	124		
Water access	lois			
Road access				
Assumptions for Road Access Lots	Jots	124		Blackstone Lake Plan
Seasona		116		Blackstone Lake Plan
Permanen		7		Blackstone Lake Plan
resor		T T	Angler's Inn	Blackstone Lake Plan
Third Lake	Units	Value	Assumptions	Reference
Total Lois			таррия	WpsgnGIS Archipelago
Total Water Access	lots	0		
Total Road access	lots	10		
No access		0		
Total Undeveloped lots:	lots	3		
- Water access lob	lois	0		
Road access		3		
No acces:	lots	0		
total undevelopable lots	luis	0	EP	
Total-Developable Vacant lots		3		
Water access lots		_	seasonal	
Road access lot	sints	3	extended seasonal	
Developed Lots:	lots	1 7		
Water acces:		0		

#### APPENDIX D- LAND USE OCCUPANCY Crane Lake Assimilative Capacity Study

Road access	lots	7		
Assumptions for Road Access Lots	-	7		
Assumptions for Road Access Lots Seasonal	1015	0		
Permanent	Lats	0		
Extended seasonal			road access	
Bob Rumball Camp of the Deaft	1005		road access - 300 heds	Ref Jennine Loewen
Boo Runoan Camp of the Dear			Todd decess - 500 neds	rice yearing content
Second Lake	Timles	Value	Assumptions	Reference
Total Lake			парріца	WpsgnGIS Seguin
Total Water Access		0		
Total Road access		7	· · · · · · · · · · · · · · · · · · ·	
No access	tota -	0		
Total Undeveloped lots:	lots	4		
Water access lots		0	<u>/</u>	
Road access				
	lots	0		
total undevelopable lots	IOIS			
Total Developable Vacant lots:	lots	3	vacant	
Water access lots -			seasonal	
Road access lots		3	extended seasonal	
Developed Lots:	lots	j		
Water access		U		
Roud andess	1015			
a si Contra la sul a		-		
Assumptions for Road Access Lots	1015	0	water access	
Seasonal Permanent	lui i	0		
			road access	
Extended seasonal	1015	,		
				Deference
First Lake	Uaits	$\hat{M}^{(2)}$	Assumptions	Reference WinsenGIS Seguin
First Lake Total Lots	<b>Uaits</b> lots	$\hat{M}^{(2)}$		Roference WosenGIS Seguin
First Lake Total Lots Total Water Access	<b>Ualts</b> lots lots	22 22	Assumptions	
First Lake Total Lots Total Water Access Total Road access	<b>Ualts</b> lots lots	$\hat{M}^{(2)}$	Assumptions	
First Lake Total Lots Total Water Access	<b>Ualts</b> lots lots	<b>XCH 1</b> 22 2 19	Assumptions	
First Lake Total Lots Total Water Access Total Road access No access	Ualts lots lots lots	22 22 19 1	Assumptions	
First Lake Total Lots Total Water Access Total Road access No access Total Undeveloped lots:	Ualts lots lots lots lots	<b>XCH 1</b> 22 2 19	Assumptions	
First Lake Total Lots Total Water Access Total Road access No access <b>Total Undeveloped lots:</b> Water access lots	Ualts Jols Jols Jols Jols Lots Jols	22 22 19 19	Assumptions	
First Lake Total Lots Total Water Access Total Road access No access <b>Total Undeveloped lots:</b> Water access lots Road access	Ualts lots lots lots lots lots lots lots	22 22 19 19 1	Assumptions	
First Lake Total Lots Total Water Access Total Road access No access Total Undeveloped lots: Water access lots Road access No access	Ualts Jols Jols Jots Jots Jots Jots Jots Jots	22 22 19 19 1 4 1 2	Assumptions	
First Lake Total Lots Total Water Access Total Road access Nn access Total Undeveloped lots: Water access lots Road access	Ualts Jols Jols Jots Jots Jots Jots Jots Jots	22 2 19 1 4 1 2 1 2 1	Assumptions	
First Lake Total Lots Total Water Access Total Road access No access <b>Total Undeveloped lots:</b> Water access lots Road access No access total undevelopable lots <b>Total Developable Vacant lots</b> :	Ualts Jots Jots Jots Jots Jots Jots Jots Jo	22 22 19 1 4 1 2 2 1 1 2 3	Assumptions mapping	
First Lake Total Lots Total Water Access Total Road access No access <b>Total Undeveloped lots:</b> Water access lots Road access No access total undevelopable lots <b>Total Developable Vacant lots</b> :	Ualts Jots Jots Jots Jots Jots Jots Jots Jo	22 22 19 1 4 1 2 2 1 1 2 1 1 2 3	Assumptions mapping seasonal	
First Lake Total Lots Total Water Access Total Road access No access <b>Total Undeveloped lots:</b> Water access lots Road access total undevelopable lots <b>Total Developable Vacant lots:</b> Water access lots -	Ualts lots lots lots lots lots lots lots l	22 22 19 1 4 1 2 2 1 1 2 1 1 2 3	Assumptions	
First Lake Total Lots Total Water Access Total Road access No access <b>Total Undeveloped lots:</b> Water access lots Road access No access total undevelopable lots <b>Total Developable Vacant lots</b> :	Ualts lots lots lots lots lots lots lots l	22 22 19 1 4 1 2 2 1 1 2 1 1 2 3	Assumptions mapping seasonal	
First Lake Total Lots Total Water Access Total Road access No access Total Undeveloped lots: Water access lots Road access total undevelopable lots Total Developable Vacant lots: Water access lots Road access lots Coeveloped Lots: Developed Lots:	Ualis lots lots lots lots lots lots lots lot	22 22 19 1 4 1 2 2 1 1 2 1 1 2 3	Assumptions mapping seasonal extended seasonal	
First Lake Total Lots Total Water Access Total Road access No access Total Undeveloped lots: Water access lots Road access total undevelopable lots Total Developable Vacant lots: Water access lots Road access lots Road access lots	Ualis lots lots lots lots lots lots lots lot	22 22 19 19 1 1 1 2 1 1 1 1 1 1 1 1 1 1	Assumptions mapping seasonal extended seasonal	
First Lake Total Lots Total Water Access Total Road access No access Total Undeveloped lots: Water access lots Road access total undevelopable lots Total Developable Vacant lots: Water access lots Road access lots Coeveloped Lots: Developed Lots:	Ualits Jots Jots Jots Jots Jots Jots Jots Jo	22 22 19 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Assumptions mapping seasonal extended seasonal	
First Lake Total Lots Total Water Access Total Road access Nn access Total Undeveloped lots: Water access lots Road access total undevelopable lots Total Developable Vacant lots: Water access lots Road access lots Developed Lots: Water access Road acces Road access Road access Road access Road	Ualits Jots Jots Jots Jots Jots Jots Jots Jo	22 22 19 19 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 7 7	Assumptions mapping seasonal extended seasonal	
First Lake Total Lots Total Water Access Total Road access Total Undeveloped lots: Water access lots Road access total undevelopable lots Total Developable Vacant lots: Water access lots Road access lots Developed Lots: Water access Road access Road access Road access Road access Lots	Ualts lots lots lots lots lots lots lots l	22 22 19 19 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 7 7 1 18	Assumptions mapping seasonal extended seasonal	
First Lake Total Lots Total Water Access Total Road access Total Undeveloped lots: Water access lots Road access total undevelopable lots Total Developable Vacant lots: Water access lots Road access lots Developed Lots: Water access Road access Total Road Access Total Road Access Road Road access Road acces Road acces Road access Road access Road access Road acces	Ualits Jots Jots Jots Jots Jots Jots Jots Jo	22 22 19 19 1 1 2 1 1 1 1 2 1 1 2 1 1 2 1 1 8 1 1 1 8 1 1 8 1	Assumptions mapping seasonal extended seasonal water access	
First Lake Total Lots Total Water Access Total Road access Total Undeveloped lots: Water access lots Road access total undevelopable lots Total Developable Vacant lots: Water access lots Road access lots Developed Lots: Water access Road access Road access Road access Road access Lots	Ualits Jots Jots Jots Jots Jots Jots Jots Jo	22 22 19 19 1 1 2 1 1 1 1 2 1 1 2 1 1 2 1 1 2 1 1 8 1 1 8 8 1 8 8	Assumptions mapping seasonal extended seasonal	

#### APPENDIX D- LAND USE OCCUPANCY Crane Lake Assimilative Capacity Study

Hereshoe Lake	Units	Value	Assumptions	Reference
Total Lots			mapping	WpsgnGIS Seguin
Total Water Access	lots	[14		
Total Road access	lots	288		
No access		4		
Total Undeveloped lots:	lots	71		
Water access lots	lots	22		
Road access	lots	46		
No access	lots	3		
total undevelopable lots	lots	16	2 water, 11 road and 3 NA	
Total Developable Vacant lots:	lots	55		
Water access lots -	lots	20	seasonal	
Road access lots	lots	35	extended seasonal	
Developed Lots:	lots	335		
Water access	lots	93		
Road access	lots	242		
Assumptions for Road Access Lots	lots	335		
Seasonal		93	water access	
Permanent	lots	54	34 year round homes	
Extended seasonal	lots	188	road access	

#### APPENDIX E

Crane Lake Calculations (Sewage Volumes and TP Loadings)

AZIMUTH ENVIRONMENTAL CONSULTING, INC.



#### **APPENDIX E - SUMMARY OF DESIGN SEWAGE VOLUMES**

#### Crane Lake Assimilative Capacity Study

Real and the work of	and C	Iriginal !	Sewage De	sign Basi	Sec. P. Contract	and the state		Propose	d Sewag	e Design	67.000
Facility	Staf	Unit No,	Unit No.		OBC age Volumes (L/day)	Total Sewage Volume (L/day)	Facility		ante devi		Total Sewage Volume (L/day)
A. Main Building											
Restaurant	10		-41	75	751 /pp	3075	A. 3-three bedroom units	16, 1718	3	1600	4800
lounge	2	-	11	125	1251/pn	3750				-	-
Patio	2		63	125	1251./pp	7875		A			_
Meeting Room			45	36	451./pp	1620				-	
Store	2		45	- 5	51./ รถุ/ มี	225		744 ( )			**
B. Laundry			3	2000		6000	B. Laundry		3	2000	6000
C. Two bedroom Appartment	2		1	1100		1100	C. Two bedroom Appartment	15	1	1600	1600
D. Cabins:							D. Condo Units:				
Three bedroom	3	1	1	1600	L/ bedroom	1600	Three bedroom	1		1600	1600
Five hedroom	5	2		2500	1.7 bedroom	2500	Five bedroom	2		2500	2500
Three bedroom	3	3	1	1600	L/ bedroom	1600	Three bedroom	3	3	1600	1600
Five hedroom	5	4	1	2500	L/bedroom	2500	Five bedroom	4	1	2500	2500
Three hedroom	3	5		1600	L/ bedroom	1600	Three hedroom	5	1	1600	1600
Three bedroom	3	6		1600	L/ bedroom	1600	Three bedroom	6	1	1600	1600
Three bedroom	3	7	1	1600	1./ bedroom	1600	Three bedroom	7	T	1600	1600
I hree bedroom	3	8		1600	L/ bedroom	1600	Three bedroom	- 8		1600	1600
Three bedroom	3	9		1600	L/ bedroom	1600	Three bedroom	4		1600	1600
Three hedroom	3	10		1600	L/ bedroom	1600	Three bedroom	10	- E	1600	1600
Three hedroom	3	11	1	1600	L/ bedroom	1600	Three hedroom		L L	1600	1600
Three bedroom	3	12		1600	L/ bedroom	1600	Three bedroom	12	L 1.	1600	1600
Three hedroom	3	13		1600	L/ bedroom	1600	Three hedroom	13		1600	1600
Three bedroom	3	14	L	1600	L/ bedroom	1600	Three hedroom	14	1	1600	1600
	The special		- And And	States -	Total	46845	Ratio Constants		(all the second	Total	36600

- 51

ECA Permit approved for 485001.pd No. of dining seats 126

#### APPENDIX E2 - PRE AND POST DEVELOPMENT TOTAL PHOSPHORUS LOADINGS Crane Lake Assimilative Capacity Study

#### Pre-development TP Load (Former Crane Lake Resort)

Scenerio's	Unit rates	Units	Assumptions
A) Cottage TP Loading.			
No. of seasonal units	15	units	seasonal cottages
Phosphorus Loading from septic systems	0.66	kg/ cap/year	2001 / person/ day and 9mg/I_TP
Usage Rate	1 27	capita yrs/ yr	extended seasonal, MECP, 2010
A) Total TP loading from 15 cottages	12.5	kg/a	seasonal units with reliable year round access
3) Reson TP Loading:			
1) Scenerio 1 - equivalent per person loading rate,			
No of cottages	15	units	*
Average occupancy	3 07	people/cottage	MECP, 2010
Total no of people (cottages)	46 1	per 15 cottages	15 seasonal cottages
TP cottage loading	12.5	kg/a	total loading from 15 cottages
Total no. of people (resort dining)	63.0	people	based on 126 seats at 50% capacity
Scenerio 1 - Total TP loading from resort	17.1	ke/a	based on equivalent per person loading rate
2) Scenario 2: equivalent unit rate:			
No of cottages	15	units	
Total no of people (cottages)	46 1	per 15 cottages	
Total no of people (resort during)	63.0	people	126 seats at 50% capacity
equivalent units (resort)	20 5	units	equivalent unit rate
Phosphorus Loading from septic systems	0.66	kg/ cap/year	200L / person/ day and 9mg/L TP
Usage Rate	1.18	capita yrs/ yr	resort, MECP 2010
Scenerio 2 - Total TP loading from resort	15.9	leg/a	based on equivalent unit rate
Total Pre-development TP loading	28.4	kg/a	Crane Lake cottages + resort

#### Post-development TP Load (Condominium Units)

Scenerio's	Unit rates	Units	Comments
") Condominium Units			
1) Scenerio 1 - Permanent Usage Rate			
No of Permanent homes	18	year round condo units	
Phosphorus Loading from septic systems	0.66	kg/ cap/year	2001 / person/ day and 9mg/1 TP
Usage Rate Lakeshore permanent	2.56	capita yrs/ yr	Lakeshore Capacity Assessment Handbook permanent usage
Scenario 1 - Total Post-development TP loading	30.3	ke/a	Permanent year round usage rate
2 Scenerio 2 - Mix Use, Hybrid Usage Rate:			
No of Permanent homes	18	year round condo units	
Phosphorus Loading from septic systems	0.66	kg/ cap/year	200L/ person/ day and 9mg/L TP
Usage Rate Hybrid Factor	1 90	capita yrs/ yr	Average between extended seasonal and permanent
Scenerio 1 - Total Post-development TP loading	22.5	logia	Elybrid factor rate

Permanent year round usage rate	7% mercase in 11 loadin;
Hybrid factor rate	21% decrease in 1P loadhn

## **SECTION 9**

#### Re: Crane Lake Marina - N.D McLennan Rezoning

Fax: (705) 746-7301 Email: <u>chenderson@thearchipelago.on.ca</u>

On 1/21/2021 12:05 PM, john jackson wrote:

Gentlemen.

Things are progressing but typically slowly during these wild times.

The separation of the Crane Lake Marina property from the resort was at least accomplished and it was truly believed that the existing operator, Mike Steele, would be the likely candidate to acquire the marina.

Mike Steele has decided not to purchase the marina and it was put on the market. There is an offer to purchase the marina, but the new owner wishes to have the ability to place a dwelling on the marina property. It may be recalled that there was a concern that there may be an attempt to create a new cottage lot on Crane Lake so that the rezoning of the lands was worded to restrict a dwelling (See By-Law No. 2082-17)

This restriction was not a particular issue when Mike Steele was to acquire the marina since his residence was nearby on Crane Lake Road.

Given the current interest in the marina, and the likely on going desire by a new owner to either reside or have a manger reside on the property, we would like to amend the restriction to allow for an accessory residence: In fact there is a current offer to purchase the marina subject to obtaining approval to allow an accessory dwelling on the property.

Many marinas that are in operation today have accessory residences associated with the business. These are in place for convenience, need, and security. In order to return a dwelling to the uses permitted on this property.

I have included a rezoning application with the required fee and would hope to be able to proceed to a public meeting.

I believe that as long as the proposed dwelling use is allowed as an ancillary or accessory use to the marina there would be no fear that the marina use could disappear.

We are hoping that the Township is able to consider the applications complete and proceed to a public meeting as soon as possible. It would be helpful to have this procedure dealt with before the commencement of the new marina season. The new owner wishes to be able to commence the operation of the marina this spring.

If you have any questions, please let me know and I will try to provide the information needed.

There is no specifics in terms of where a dwelling may be located on the marina property, but the attached imagery clearly shows lands on this property where one could locate a dwelling.

Regardless, the marina lands are subject to site plan control and these details would follow.

Many Thanks

John Jackson

John Jackson Planner Inc.

70 Isabella Street, Unit#110 Parry Sound, ON P2A 1M6

Phone: 705-746-5667 FAX: 705-746-1439

This e-mail contains information from the office of John Jackson Planner Inc. which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.



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9 JAMES STREET • PARRY SOUND, ONTARIO • P2A 1T4 705-746-4243 • FAX: 705-746-7301 www.thearchipelago.on.ca

> Reply Attention of: Cale Henderson Telephone Extension: 305 Internet Address: chenderson@thearchipelago.on.ca

January 28, 2021

John Jackson Planner Inc. 70 Isabella Street, Unit 110 Parry Sound, ON P2A 1M6

Dear Mr. Jackson:

#### Re: N.D. McLennan - Crane Lake Marina

In accordance with Section 14.66 of the Official Plan, please be advised that prior to submitting an application for a Zoning By-law Amendment, you are required to pre-consult with Township staff. Please ensure that in the future, pre-consultation with the municipality is completed prior to submitting an application.

After completing a preliminary review of the submitted application, it was found that additional information is required. In accordance with Section 14.67 of the Official Plan, please provide the Township with the following additional information:

- a copy of the property deed;
- a strategy for consulting with the public;
- a complete site plan which illustrates the actual layout of the property, that depicts the location of all existing development, and the proposed dwelling, including accompanying services; and,
- a planning justification report outlining conformity with relevant provincial and municipal policies.

A site plan, depicting the location(s) of the future dwelling and services, is required to better understand how the property could accommodate additional, accessory uses, while ensuring it could still operate and function as a marina. Your email references 'attached imagery', which clearly depicts locations for a future dwelling. The imagery was not provided in your email. When you do submit the site plan, it needs to clearly illustrate where a future dwelling and services would be located.

The additional information will help us demonstrate to the community why the amendment is needed, and how it will facilitate the continued operation of the marina.

Once the additional information has been provided, Township staff will work as quickly as possible to facilitate Council's consideration of the application.

Regards,

Cale Henderson, MCIP, RPP Manager Development & Environmental Services

Re: Crane Lake Marina - N.D McLennan Rezoning

Subject: Re: Crane Lake Marina - N.D McLennan Rezoning From: john jackson <jjplan@cogeco.net> Date: 1/29/2021, 2:07 PM To: Cale Henderson <chenderson@thearchipelago.on.ca> CC: jfior@archipelago.on.ca, lan Mead <ianm@vianet.ca>, Ned McLennan <nedmclennan@yahoo.ca>, Gerald Epstein <gerald@geraldepstein.com>

Cale,

I got your letter in response to the rezoning application. I certainly did not want to leave the impression that I was trying to circumvent any particular steps in the process. I was hoping my covering email would be sufficient to qualify as the necessary pre-consultation.

This is a matter that has some serious urgency given the timing of the year and unless we act swiftly, there will be no marina service for Crane Lake this coming season.

I would submit that the polices of 17.4 and 18.13 to protect marina operations more than off sets any administrative policies that would otherwise slow the process down.

If there is any hope to have a marina up and running this season I would ask that you consider the following.

1. Deed

The planning board will have a copy of the deed on file since this would have been certified a few short months ago.

2. Public Consultation

I would submit that the normal public meeting times would suffice to allow the zoning amendment to proceed. This change truly would reflect what every other marina zone in the Township would permit. Based upon this, I would not believe this to represent a significant change in use from what is considered an integral part of marina use.

3. Site Plan

The site plan that you have on file is all that exists. It must be kept in mind that the purchase and sale and agreement include the conditions that the zoning permits an accessory dwelling.

This contract has an April 23, 2021 closing. The prospective purchaser has not indicated where or when he may build a dwelling. Therefore, such details are premature at this time.

4. Planning Justification

My hope was to provide sufficient information in the previous email to allow an understating of

2/5/2021 236

the need to adjust the zoning on this property.

Without this amendment, there would be no marina to service the lake. I cannot believe that any more justification is needed.

A three or four bedroom house is not particularly impactful and as indicated earlier, this process will include a building permit and site plan approval

The imagery was simply that found on WPSGN. It would be helpful to know that the current marina property is presently abandoned, and no boats are stored on the property.

It is hopefully we can proceed to a public meeting as soon as possible or the marina season will be lost.

Please call if you wish to discuss.

Many thanks, John

#### John Jackson

John Jackson Planner Inc.

70 Isabella Street, Unit#110 Parry Sound, ON P2A 1M6

Phone: 705-746-5667 FAX: 705-746-1439

This e-mail contains information from the office of John Jackson Planner Inc. which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.

On 1/28/2021 4:25 PM, Cale Henderson wrote:

Please see the attached letter.

Regards,

**Cale Henderson** 

---

**Cale Henderson,** MCIP, RPP Manager of Development and Environmental Services Township of The Archipelago Phone: (705) 746-4243 ext.305



9 JAMES STREET • PARRY SOUND, ONTARIO • P2A 1T4 705-746-4243 • FAX: 705-746-7301 www.thearchinelago.on.co

Telephone Extension: 305 Internet Address: chenderson@thearchipetado.on.ca

February 4, 2021

John Jackson Planner Inc., 70 Isabella Street, Unit 110 Parry Sound, ON P2A 1M6

Dear Mr. Jackson:

Re: N.D. McLennan (Crane Lake Marina) Zoning By-law Amendment No. Z03-20

Thank you for your follow up email. I appreciate the urgency in the matter; however, in order to expedite any application, it is important that staff receives a complete application package.

With respect to timelines, the Township of The Archipelago's Council-approved process to review and consider a Zoning By-law Amendment application, is as follows:

- Step 1: Application is provided to Council for receipt, determination of completeness and direction to circulate for a Public Meeting.
- Step 2: A public meeting is scheduled and competed.
- Step 3: A decision is made on the Application.
- Step 4: 20-Day appeal period.

Each of these steps is completed at a separate meeting of Council. Should the application be approved, there is also a 20-day appeal period from the date of a notice of passing. As a result, assuming there are no delays or issues, the process will take a minimum of 4 months. Should there be any delays; the length of the process could be extended significantly. Ensuring an application is complete and that sufficient information has been provided, will significantly help to avoid potential delays in this process. Please be advised that even under the best case scenario, the closing date of April 23, 2021 will not allow for the process, including timelines for an appeal period, to be completed.

#### Deed:

We have searched Township records and have obtained the following deed (see attached). In the future, please ensure that you submit a copy of the deed with all planning applications, as it is the responsibility of the applicant/agent to provide a complete application package.

.../2

Site Plan:

After reviewing our records, we have determined that the Township does not have an adequate site plan that identifies the existing and proposed development (store, washroom, septic, dwelling) and depicts the current lot configuration. Please include an updated site plan, which clearly identifies the existing and proposed development (store, washroom, septic and future dwelling) and the current lot configuration.

#### **Planning Justification Report:**

Your email helps to provide some background and rationale for the proposal; however, it does not meet the expectations of the Township. As you have in the past, please provide a complete planning justification report in accordance with planning industry standards, including a complete review of all relevant Official Plan Policies.

Township staff will continue to make every effort to efficiently process this application; however, your cooperation is needed on this matter. If a complete application package, including the required information is received by Monday, February 8, 2021, Township staff will be able to place it on the agenda for the February 18 & 19, 2021 Committee and Council meetings for their consideration and direction.

Regards,

Call

Cale Henderson, MCIP, RPP Manager Development & Environmental Services

CH:jn

encl.

LRO # 42				elpted as GB132295 on		at 09:57
		y applies to the Land Registra	<i>ur.</i>		yyyy mm dd	Palge 1 of 5
Propertie	_					
PIN Description	PART ( SEC SI ALLOW	0420 LT Intere DF PCL 3040 SEC SS; PT BF S, PT LT 21 CON 9 CONGER (ANCE IN FRONT THEREOF TOWNSHIP OF THE ARCHI	AND PART OF THE ORIGI	NAL SHORE ROAD		
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Considera	tion					
Consideration	\$0 0	0				
Transfero	r(s)					
The transferon	(s) hereby	ransfers the land to the tran	sferee(s)			
Name						
Name Address for Se	ervice	N, D, MCLENNAN LIMITEI 8 Ranchwood Piace				
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			oney by this party			
Transferee	(5)			Capacity		Share
lame		N D MCLENNAN LIMITED	)			
ddress for Se	rvice	8 Ranchwood Place Brampton, Ontario L6R 1W5				
Statement	s					_
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ee Schedules						
chedule: See	Scheduk	23				
Signed By						
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Submitted	By		and the second second			
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			Toronto			2-24 41 40
			M2P 285			
	250-5800					
и 416–2	250-5300					

. 221

LRO#42 Trensfer		Receipted as GB132299 on 2020 07 29	et 08:57
The applicant(a) hereby applies to the	Land Registrar.	yyyy mm dd	Page 2 of 5
Fees/Taxes/Payment			
Statutory Registration Fee	\$65.05		
Provincial Land Transfer Tax	\$0.0G		
Total Paid	\$65.05		
File Number			
Transferor Client File Number	131096		

Transferor Client File Number Transferee Cilent File Number 131098

#### LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 52188 - 0420 PART OF PCL 3040 SEC SS; PT BROKEN LT 21 CON 9 CONGER AND PART OF PCL 5717 SEC SS; PT LT 21 CON 9 CONGER AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT THEREOF; DESIGNATED AS PARTS 2, 4, 8 AND 9 ON PLAN 42R-21248; TOWNSHIP OF THE ARCHIPELAGO;

SEE SCHEDULE

#### BY- N D MCLENNAN LIMITED

TO N D MCLENNAN LIMITED

1 NED MCLENNAN,

Lam

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) (\_) above
- (e) The President, Vice-President, Managar, Secretary, Director, or Treasurer authorized to act for N D
- MCLENNAN LIMITED described in paragraph(s) (c) above.

#### (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph () and as such, i have personal knowledge of the facts

herein deposed to

3 The total consideration for this transaction is allocated as follows: (a) Monies paid or to be paid in cash \$0.00 (b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) \$0.00 (ii) Given Back to Vendor \$0.00 (c) Property transferred in exchange (detail below) \$0.00 (d) Fair market value of the land(s) \$0.02 (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$0.00 (f) Other valuable consideration subject to land transfer tax (detail below) \$0.00 (g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) \$0.00 (h) VALUE OF ALL CHATTELS -Items of tangible personal property \$0.00 (i) Other considerations for transaction not included in (g) or (h) above \$0.00 (j) Total consideration \$0.00

4

Explanation for nominal considerations:

s) other: The Transferor is conveying the lands to effect a severance of the lands pursuant to the Consent granted by The Archipelago Area Planning Board for the Township of The Archipelago. There is no consideration passing with respect to the conveyance.

5. The land is subject to encumbrance

6 Other remarks and explanations, if necessary

1 The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.

2 The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

3 (b) This is not a conveyance of "designated land"

4 The transferee(s) declare that they will keep at their place of rasidence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.

5. The transferce(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request

**PROPERTY Information Record** 

A. Nature of Instrument:	Transfer	
	LRO 42 Registration No G	8132295 Date: 2020/07/29
8, Property(s):	PIN 52188 - 0420 Address ARCHIPE	AGO Assessment - Roll No
C Address for Service:	6 Ranchwood Place Brampton, Ontario L6R 1W5	
D (i) Last Conveyance(s):	PIN 52198 - 0420 Registration No	G884147
(ii) Legal Description for I	Property Conveyed: Same as in last conveya	nce? Yes 🗌 No 🖌 Not known 🗍

E Tax Statements Prepared By: Odyssees Papadimitriou

610-4100 Yonge St

Toronto M2P 2B5



#### Form 2

#### Planning Act

#### **CERTIFICATE OF OFFICIAL**

Under Subsection 53(42) of the Planning Act, R.S.O. 1990, as amended, I certify that the consent of The Archipelago Area Planning Board, of the Township of the Archipelago, in the Province of Ontario was given on the 15th day of August, 2019. by Decision Numbers B01-16 and B02-16, to a CONSENT TO CONVEY THE FOLLOWING PARCEL OF LAND AND EASEMENTS/RIGHTS-OF-WAYS:

PART OF PCL 3040 SEC SS: PT BROKEN LT 21 CON 9 CONGER AND PART OF PCL 5717 SEC SS: FT LT 21 CON 9 CONGER AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT THEREOF: DESIGNATED AS PARTS 2, 4, 8 AND 9 ON PLAN 42R-21246; TOWNSHIP OF THE ARCHIPELAGO;

BEING PART OF P.LN. 52188-0420 (LT).

RESERVING a rights of way or rights in nature of easements in perpetuity in favour of the owner(s), its successors and assigns, of Parts 1, 3, 5, 6, and 7 on plan 42R-21246, being part of PIN 52188-0420 (LT), in, on, over, along, upon, across, and through Part 8 on Plan 42R-21246 for the purpose of providing pedestrian and vehicular access and utilities:

DATED 2020. Name: 5 Keusnes -Title: Science - Marine Board The Archipelago Area Planning Board Township of the Archipelago

Solicitor:

**Odysseas Papadimitriou** Harris, Sheaffer LLP 4100 Yonge Street, Suite 610 Toronto, ON M2P 2B5

#### SOLICITOR'S UNDERTAKING

#### TO: THE TOWNSHIP OF THE ARCHIPELAGO

RE: N. D. Mclennan Limited and the requirement to register a restriction pursuant to Section 118 of the Land Titles Act (the "Section 118 Restriction) against those lands and premises legally described as Parts 2, 4, 8, and 9 on Plan 42R-21246 (the "Lands"), pursuant to the conditions set out in severance applications B01-16 and B02-16.

THE UNDERSIGNED, being the solicitors for N. D. MCLENNAN LIMITED, the registered owner of the above-noted Lands, hereby undertakes to cause to be registered on title to the Lands a Section 118 Restriction, substantially in the form appended hereto, promptly upon creation of a new parcel register for the above-noted Lands, and to provide a copy of such registered Section 118 Restriction to The Township of The Archipelago.

DATED this 23<sup>rd</sup> day of July, 2020.

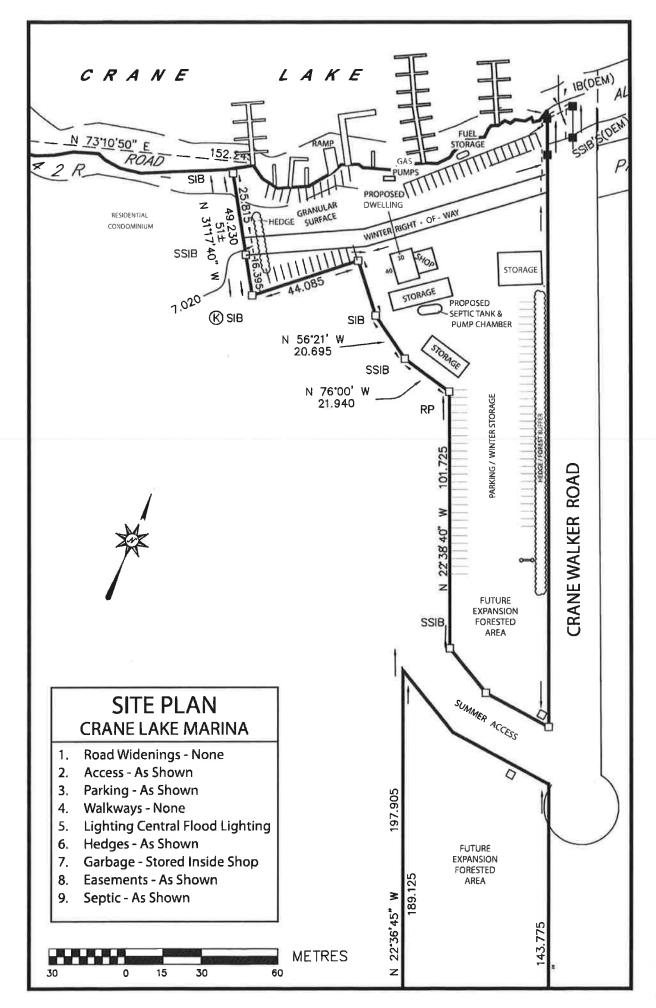
HARRIS, SHEAFFER LLP Per: ODYSSEAS PAPADIMITRIOU

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# SECTION 10







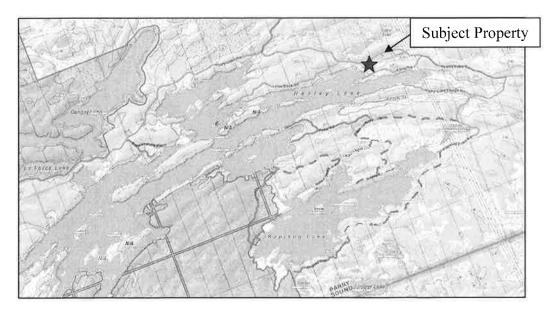
- **TO:** Chair Frost and Members of the Planning & Building Committee
- **FROM:** Cale Henderson, MCIP, RPP Manager of Development & Environmental Services
- **DATE:** April 8, 2021
- **RE:** Recommendation Report Zoning By-law Amendment No. Z04- 21- 303 Healey Lake Road Part 1 on Plan 42R-8714, located in Concession 5, Part Lot 19 in the geographic Township of Conger.
- **OWNERS:** Township of The Archipelago

APPLICANT: Healey Lake Property Owners Association (Lease Holder)

### PROPOSAL

The purpose of the proposed Zoning By-law Amendment is to rezone a portion of the lands located in Concession 5, Part Lot 19, being part of Part 1 on Plan 42R-8714, in the geographic Township of Conger (303 Healey Lake Road), from the 'Existing Use (EU)' Zone to the 'Community Facility (CF)' Zone. The effect of the proposed Zoning By-law Amendment is to allow the lessee to erect a storage building on the property. A draft by-law is attached as Appendix A.

## LOCATION MAP





#### BACKGROUND

The subject property, which is Township-owned lands, is located within the Healey Lake Neighbourhood, fronting Healey Lake Road. The property is currently being used as a parking lot and has tennis courts as well. In November 2020, the Healey Lake Property Owners Association entered into a 10-year lease with the Township of The Archipelago, to use and maintain the portion of land that is used as a parking lot.

Through the lease renewal process, the Healey Lake Property Owners Association indicated that it would like to add either a building or structure for storage purposes. Due to the restrictive "Existing Use' (EU) zoning, which only permits existing uses, buildings and structures, additional uses, buildings or structures are not permitted on that portion of the property zoned Existing Use (EU).

#### Recommendation Report Zoning By-law amendment Z04-21 (HEALEY LAKE PROPERTY OWNERS ASSOCIATION, Lease Holder)

#### PLANNING INFORMATION

Ward:	6
Official Plan Neighbourhood	Healey Lake
Neighbouring Uses:	Marina, Tennis Courts & Residential
Zoning:	Existing Use (EU) & Community Facility (CF)
Lot Area:	0.94 ha (2.32 ac)
Frontage:	170 metres (560 ft)
Access:	Public Road

#### 1. COMPREHENSIVE ZONING BY-LAW

The subject property is currently zoned 'Community Facility (CF)' and 'Existing Use (EU)'. The portion of the property zoned Existing Use (EU) is currently used as a parking lot. As previously discussed, the Existing Use (EU) Zone is very restrictive and only permits existing uses and buildings. Section 21 – Existing Use of the Zoning By-law is outlined below:

#### 'Section 21 - Existing Use (EU) Zone

Within an Existing Use (EU) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

#### 21.1 General Use Provisions:

#### 21.1.1 Permitted Uses

#### Main Uses

• Uses existing at the date of passing of this by-law

#### Accessory Uses

• Accessory uses to the permitted uses existing at the date of passing of this by-law

#### 21.1.2 Permitted Buildings and Structures

• Buildings and structures existing at the date of passing of this By-law.

#### 21.1.3 Zone Standards

• As existing at the date of passing of this By-law.

#### 21.1.4 Provisions for Residential Uses

- a) Existing single detached dwelling, as existing at the date of passing of this By-law, is permitted to continue to be used for residential purposes;
- b) No new buildings or structures or expansions to existing buildings or structures, either horizontally or vertically are permitted in the (EU) Zone. The restriction on expansions to structures also applies to docks and decks.

The proposed new zone for the parking lot, matches the zoning category for the eastern portion of the lands and the tennis courts, being the Community Facility (CF) Zone. Section 22 – Community Facility (CF) Zone of the Zoning By-law is outlined below:

#### 22.1 <u>General Use Provisions:</u>

#### 22.1.1 Permitted Uses

#### Main Uses:

- Assembly hall
- Chamber of Commerce
- Institutional uses
- Passive recreation use
- Public access point
- Private access point
- Public dock, pier or wharf
- Public parking area
- Public recreational facility
- Public toilet
- Public tennis courts
- Tourist information booth
- Skating rink
- Nursery school
- Public park
- Cemetery
- Tennis Courts

#### Accessory Uses:

• Buildings, structures and uses accessory to a permitted use.

#### 22.1.2 Zone Standards

a)	Minimum Lot Frontage	50 m
b)	Minimum Lot Area	2000 m <sup>2</sup>
C)	Maximum Lo Coverage	40%
d)	Minimum Front Yard Setback	7.5 m
e)	Minimum Side Yard Setback	3 m
f)	Minimum Rear Yard Setback	5 m
<b>g</b> )	Maximum Height	15 m'

The subject property is located within the primary service area of Healey Lake. There are two marinas and a public boat launch west of the subject properties. Allowing additional uses on the subject property does not appear to have any significant negative impacts on the surrounding area. There are also residential properties south of the subject property; however, the proposal for a future storage building, will not have any negative impacts. However, within the Community Facility (CF) zone, numerous other uses, buildings or structures may be permitted. At this time, no additional uses are being proposed, however, if future uses create impacts on adjacent properties, additional mitigation measures can be incorporated within future designs (ie. vegetation buffers, building design, fencing, lighting, etc.).

#### 2. OFFICIAL PLAN:

The general goal of the Official Plan, as set out in Section 3, states:

'to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of maintaining the ecological integrity within a UNESCO Biosphere Reserve.'

Section 4 of the Official Plan sets out the Objectives necessary to fulfill the above noted goal and include, among others;

- **1.** Respecting, maintaining and improving the natural environment of the region, and of the UNESCO Biosphere Reserve, of which the Township is a part.
- 2. Responding appropriately to the inevitable social and economic changes that will affect the demand for recreation in its many forms while maintaining a status quo philosophy in regard to the character of the present land use base;
- **7.** Providing a limited, but efficient and convenient system of services designed and implemented for the distinctive, water based needs of The Archipelago Community;

Recommendation Report Zoning By-law amendment Z04-21 (HEALEY LAKE PROPERTY OWNERS ASSOCIATION, Lease Holder)

The proposal would appear to allow for the property to continue to be used and managed by the Healey Lake Property Owners Association, providing overall community benefit.

#### **Conclusion**

The proposed rezoning is in conformity with the Official Plan and appears to be appropriate for the area.

## 3. PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement, 2020 (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest relating to land use planning.

The proposal is to rezone the property to the Community Facility (CF) Zone, facilitating additional uses, which includes buildings and structures for storage. The proposed zoning will also allow future public uses.

Section 1.5 of the Provincial Policy Statement states:

'1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water-based resources;

The proposed rezoning will facilitate the local association to continue to use and manage the property and meet its current and future needs as a community based organization. The proposal appears to be consistent the Provincial Policy Statement.

#### 4. <u>RECOMMENDATION</u>

It is recommended that Council approve the draft Zoning By-law Amendment and rezone the portion of the subject property to the 'Community Facility (CF)' Zone, which matches the remainder of the property.

Respectfully submitted,

Cale Henderson, MCIP, RPP Manager of Development & Environmental Services

## **APPENDIX 'A'**

## **Draft By-law Amendment**

#### THE CORPORATION OF

#### THE TOWNSHIP OF THE ARCHIPELAGO

#### BY-LAW NO. A2096-21

#### To amend By-law No. A2000-07 (the Comprehensive Zoning By-law) for a portion of the lands located in Concession 5, Part Lot 19, being part of Part 1 on Plan 42R-8714, in the geographic Township of Conger (TOWNSHIP OF THE ARCHIPELAGO/ HEALEY LAKE PROPERTY OWNERS ASSOCIATION)

**WHEREAS** Section 34(1) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, authorizes municipalities to enact zoning by-laws;

**AND WHEREAS** a portion of the subject property is zoned 'Existing Use (EU) in Comprehensive Zoning By-law No. A2000-07, as amended';

**AND WHEREAS** the lessee has applied to rezone the subject property to the 'Community Facility (CF)' Zone, to allow the placement of a storage building or structure on this portion of the property;

**AND WHEREAS** Council for the Corporation of the Township of The Archipelago, after review of the request and consideration of public comments, deems it appropriate to amend Comprehensive Zoning By-law No. A2000-07, as amended, and in particular, to amend the zoning for a portion of the subject property from the 'Existing Use (EU)' Zone to the 'Community Facility (CF) Zone;

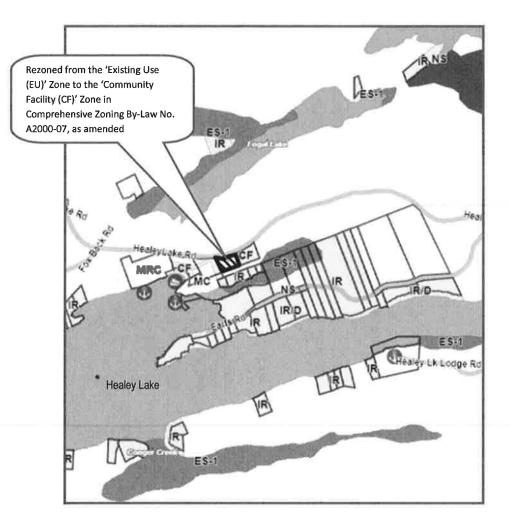
**NOW THEREFORE BE IT ENACTED** as a By-law of the Council of the Corporation of The Township of The Archipelago as follows:

- 1. Schedule 'A' of By-law No. A2000-07, as amended, is hereby further amended by rezoning part of Part 1 on Plan 42R-8714, located in Concession 5, Part Lot 19, in the geographic Township of Conger, from the 'Existing Use (EU)' Zone to the 'Community Facility (CF)' Zone as shown on Schedule '1'.
- 2. This By-law shall take effect and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

READ and FINALLY PASSED in OPEN COUNCIL this 9<sup>th</sup> day of April, 2021.

REEVE

CLERK



SCHEDULE '1' to BY-LAW NO. A2096-21 READ AND FINALLY PASSED IN OPEN COUNCIL THIS 9<sup>th</sup> DAY OF APRIL, 2021

REEVE

CLERK



#### **ROAD MANAGEMENT ACTION ON INVASIVE PHRAGMITES**

WHEREAS, Phragmites australis (Phragmites) is an invasive perennial grass that continues to cause severe damage to wetlands and beaches in areas around the Great Lakes including Georgian Bay; and

WHEREAS, Phragmites australis grows and spreads rapidly, allowing the plant to invade new areas and grow into large monoculture stands in a short amount of time, and is an allelopathic plant that secretes toxins from its roots into the soil which impede the growth of neighboring plant species; and

WHEREAS, Phragmites australis results in loss of biodiversity and species richness, loss of habitat, changes in hydrology due to its high metabolic rate, changes in nutrient cycling as it is slow to decompose, an increased fire hazard due to the combustibility of its dead stalks, and can have an adverse impact on agriculture, particularly in drainage ditches; and

WHEREAS, invasive Phragmites has been identified as Canada's worst invasive plant species by Agriculture and Agrifood Canada; and

WHEREAS, the Ontario government has made it illegal to import, deposit, release, breed/grow, buy, sell, lease or trade invasive *Phragmites* under the Invasive Species Act

WHEREAS, Phragmites occupy over 4,800 hectares of land around Lake St. Clair alone, while 212 hectares of Phragmites occupy land along the St. Lawrence River. The Georgian Bay Area is particularly affected by Phragmites australis, with more than 700 stands along the shorelines and multiple visible stands on the highways and roads that threaten valuable infrastructure and wetland areas; and

WHEREAS, volunteers, non-governmental organizations, and various municipalities have invested tens of thousands of dollars in investments and labour annually for more than eight years in executing managements plans to control invasive Phragmites on roads, coasts, shorelines and in wetlands; and

WHEREAS, roads and highways where Phragmites that are left untreated become spread vectors that continually risk new and treated wetlands and coastal shoreline areas; and

WHEREAS, according to "Smart Practices for the Control of Invasive Phragmites along Ontario's Roads" by the Ontario Phragmites Working Group, best road management practices for Phragmites australis include early detection, herbicide application, and cutting; and WHEREAS, these best management practices are most effective when used in a multi-pronged approach as opposed to when used as stand-alone control measures; and

WHEREAS, mother nature does not recognize political boundaries. Therefore, it is imperative that Municipalities, Districts, the Province, and the Federal government work together in collaboration to eradicate Canada's worst invasive plant species Phragmites australis.

NOW, THEREFORE, BE IT RESOLVED, that (FILL IN MUNICIPALITY NAME) directs its staff to implement best management practices to promote early detection of invasive Phragmites, and to implement best management practices for invasive Phragmites, and to join the Ontario Phragmites Working Group to collaborate on the eradication of Phragmites in Ontario.

BE IT FURTHER RESOLVED, that (FILL IN MUNICIPALITY NAME) directs staff to insert clean equipment protocols<sup>1</sup> into tenders and that there is oversight that the protocols are followed.

BE IT FURTHER RESOLVED, that (FILL IN THE MUNCIPALITY) requests the Ontario Ministry of Transportation to map and treat invasive Phragmites annually on all its highways;

BE IT FURTHER RESOLVED that the Ontario Ministry of Transportation (MTO) communicates the strategy on mapping (detecting sites) and controlling invasive Phragmites on provincial highways, the specific highway management plans and results by each MTO region and each highway in the region and work in coordination with (FILL IN THE MUNCIPALITY).

BE IT FURTHER RESOLVED, that (FILL IN THE MUNCIPALITY) directs its staff to send this resolution to all municipalities that are part of the Georgian Bay watershed, to the Minister of Transportation, Christopher Balasa the Manager, Maintenance Management Office, and MPP (the Municipality's local MPP)

BE IT FINALLY RESOLVED, that (FILL IN THE MUNCIPALITY) requests all levels of government to consider funding support to aid (FILL IN THE MUNCIPALITY) in managing invasive Phragmites; and directs staff to send a copy of this resolution to the Ontario Minister of Environment, Conservation and Parks and the Minister of Environment and Climate Change Canada.

<sup>1</sup> <u>https://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/Clean-Equipment-Protocol June2016 D3 WEB-1.pdf</u>, One page summary: https://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/CEP-One-Page-Summary\_FINAL.pdf

## The Township of The Archipelago

## Information Report to Council

**Report No.:** Operational Services 2021-005

Date: 8th April 2021

Originator: Greg Mariotti, Manager of Operational Services

Subject: Operational Services Update

#### Boat Speed and Wake Survey

Survey results have been shared with PaBIA's Safety Director, Tom Lundy. He will forward the results to BNIA, Shawanaga Bay and Skerryvore Associations. Next steps will be for Archipelago staff and Chairs and Presidents of the associations to have a zoom meeting to review the survey, receive comments, input, and discuss next steps. One survey submission in particular was from a rate payer located at the Brignall Banks Narrows – the gentleman illustrated the considerable effects and damage from wakes by sharing his before and after photos of his boat house. The gentleman has given his permission for the Township to use his photos and create a dedicated web page alerting boat users of the damage that wakes can do. As soon as the page is set up, the associations will be alerted and they can link into the Township website to maximise public education and awareness. Any more photos of damaged property that rate payers would like to submit can also be posted on the web page. The web page will be flagged on the Township's homepage for maximum exposure.

#### Nursing Station Lease Agreement

Archipelago staff met with West Parry Sound Health Centre staff to begin the process of finalising the lease agreement. The meeting went well and a revised agreement will be prepared in the coming weeks for final sign-off.

#### **Blue Box Transition Program**

While we await the outcome of whether municipalities in the area will transition in 2024 or 2025, staff have volunteered, and have been accepted, to be part of a blue box transition subcommittee that is part of the Transition Working Group. Link for more details below:

https://thecif.ca/centre-of-excellence/policy/blue-box-transition/transition-working-group/

This gives The Archipelago an opportunity to influence, as much as possible, the process by voicing any concerns we may have and hopefully these concerns be considered as part of the transition.

#### Pointe au Baril Beautification

A test banner has been installed on a light post on South Shore Road to check for weather resistance. In the meantime rate payers have been asked to submit any photos that would be suitable for being displayed on the banners. There was an excellent response, with over 150 photos sent in. The intent would be to install the banners for the summer season, starting sometime in May, then switching the banners out for Remembrance Day banners similar to what is done in Parry Sound.

#### Save on Energy Retrofit Application

An application was submitted and approved to replace the lights at 9, James Street. The rebate amounted to \$2,910, with a cost to the Township of \$13,205 (Budgeted \$15,000). Over the course of one year we should save over 10,400 kWh, or roughly \$1,500 in electricity consumption, not including additional power supply costs and fees and other maintenance.

#### Funding Opportunity For Pointe au Baril Facilities Development Plan

Staff has reached out to six engineering/architectural firms to solicit their interest in providing a quote to develop a facilities plan for Pointe au Baril. So far, one company has expressed interest and preliminary discussions have taken place on scope of work.

Respectfully Submitted,

Greg Mariotti Manager of Operational Services I concur with this report,

John B. Fior

Chief Administrative Officer

# Township of The Archipelago Strategic Plan Proposal



Township of The Archipelago 9 James Street Parry Sound, ON P2A 1T4

www.thearchipelago.on.ca

Karen Jones Consulting Inc. 101 Worthington Street E, Suite 238 North Bay, Ontario, P1B 1G5 705.478.9713 info@kjco.ca www.kjco.ca

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# Introduction

## Background

As the Township of The Archipelago (TOA) continues to preserve the unique and high quality of the natural environment, seven key principles have been identified: Protect and Preserve, Good Neighbours, Invasive Species, Responsible Waste Disposal, Cost Effective Service, Shared Value and Communication. Recognizing the significant role that each principle plays within the Municipal Strategic Plan is critical. Utilizing the existing Strategic Review 2020 and Beyond document as a reference point, along with supplementary presentations, background papers and resource books, developing a current Strategic Action Plan is required to assist the TOA with continued planning. The Plan will "ensure the continued health and wellbeing of the Georgian Bay shoreline and its watershed areas. The Archipelago strongly believes that this protection is only possible through the continuation of a strong, financially secure, independent municipality." To accomplish this, all municipal decision making, policies and actions will align with the seven key principles.

With the tremendous impact and restrictions due to the COVID-19 pandemic, municipalities and non-profit organizations recognize that now more than ever strategic plans and actions must be in place to support protect and preserve the community's direction. Karen Jones Consulting Inc. (KJCO) is pleased to submit this proposal to TOA for the development and creation of the Strategic Plan to set direction based on the identified seven principles, identify priorities, guide the organization and ensure TOA continues to serve the community in a proactive and responsible manner.

## Deliverables

KJCO has an in-depth understanding of Northern Ontario, in particular the Parry Sound District, and is committed to formulating a realistic approach that focuses on partnerships with Council, senior management and community representatives. Ensuring open communication, empowerment and engagement will be key priorities throughout the implementation of this initiative and will encourage insight and buy-in from stakeholders. The proposal provides details on how these priorities will be accomplished. During the process, KJCO will implement the following deliverables:

- A situational analysis of the TOA will be conducted. This includes reviewing the existing SWOT Analysis, reviewing documentation, current processes, review of adjacent municipalities and previous stakeholder engagement to further reflect on past efforts.
- A **community profile analysis** including census data, asset inventories, gaps and demographic information to support the further understanding of the constituent makeup and community assets will be reviewed.
- An internal engagement process through group working sessions with Council and Senior Management will be conducted to collect feedback and insight to assist in identification of opportunities, processes and actions.
- An analysis of the data to guide the development of an updated **SWOT** and **Gap Analysis** will ensure the **recommended framework** is relevant and timely.
- An action-oriented **Strategic Plan** that ensures a decision-making framework that allow Municipal decisions to be made in aligned with the identified and approved strategy.
- A communications strategy will accompany the Strategic Plan to ensure information is clearly articulated and disseminated to the Ratepayer and Community Associations.

## Approach

Inherent to our processes and methods is a balanced approach to enlisting and engaging stakeholders. Combined with thorough regional investigation and analysis, our development of priorities, strategies and actions are established from the ground up through realistic, relevant and market data intelligence. KJCO's approach to the creation of the Strategic Plan will focus on research and engagement that captures data on evolving regional trends, priority areas and preservation. The strategic planning process will allow for dialogue with municipal leaders to understand new opportunities for performance, decision-making and operations. Strategies and actions will be developed organically from the priorities and through the process of research, engagement, review, analysis and discussion.



# **Corporate Profile**

## Our Knowledge and Experience

KJCO will identify strategies and tactics that strengthen performance management, operations and organizational capacity. KJCO will work collaboratively with TOA to develop an action plan that creates enthusiasm, sparks interest and increases confidence within the community and among key stakeholders and partners.

With first-hand knowledge and understanding of the Nipissing and Parry Sound Districts, KJCO brings a unique perspective and professional background in the areas of ten core disciplines.

- 1. Strategic Planning
- 2. Marketing Communications and Brand Development
- 3. Tourism Product Development and Implementation
- 4. Business Retention + Expansion
- 5. Community Development

- 6. Investment Attraction
- 7. Business Planning
- 8. Event Management
- 9. Training & Facilitation
- 10. Project Planning

Located in North Bay, KJCO works directly with municipalities, non-profit organizations and private-sector businesses on strategic plans, marketing strategies, business planning, communication plans, funding, branding strategies and product development initiatives. KJCO welcomes the opportunity to work with TOA on this initiative and is confident in its abilities to meet the specific needs of the municipality.

## About Karen Jones Consulting Inc.

Since inception in 2010, KJCO has played the lead role in a variety of economic development initiatives that have ranged in size and scope for rural and urban communities in the region. KJCO offers a proven track record working with Northern Ontario municipalities, a solid background in business development, a robust network of public and private partnerships, a background in economic development, and the ability to build lasting partnerships.

KJCO also has a wealth of experience in the following areas:

- Creating strategies
- Adhering to timelines
- Developing partnerships
- Maintaining budgets
- Facilitating consultations & focus groups
- Delivering public presentations
- Communicating with stakeholders & industry
- Leveraging resources & capitalizing on opportunities

KJCO has extensive work experience with municipalities, not-for-profits and private enterprise. This has included the development of:

- Strategic Plans
- Economic and Tourism Strategies
- Destination Development Plans
- Business Support Programming
- Event Planning (in-person & virtual)
- Community Profiles
- Board Governance Tools, Risk Management Plans, Succession Plans
- Investment Readiness/ Attraction Strategies
- Downtown Revitalization Projects

With both marketing development and strategic planning experience, KJCO brings together the disciplines and expertise required to support TOA with all components required to develop and implement a comprehensive, achievable and realistic Strategic Plan.



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## Meet Your Project Team



KAREN GIBBONS, BBA, EC.D CEO / PRINCIPAL

#### LEAD TEAM MEMBER

Karen Gibbons (née Jones) is a business consultant with a specialization in economic development. Karen utilizes creativity, leadership, and teamwork to design and execute business and economic strategies to achieve desired results. Karen specializes in key aspects such as marketing communications, economic development, market research, training/facilitation, strategic planning, funding applications/ proposal development, and business planning. Karen is also a Business Retention and Expansion Consultant, a TEN Specialist and an OTEC facilitator. With direct experience with curriculum design, business training and facilitation, Karen is passionate about helping business thrive.



NATASHA PENN DIRECTOR OF CLIENT SERVICES

Natasha provides expertise in business with a focus on economic development. Natasha has experience providing professional business counseling, completing funding applications, developing business plans, completing market research, organizing various events and seminars as well as creating partnerships within the community. Natasha holds a Business Administration Diploma with Honours and an Event Planning Certificate. She has completed Business **Retention + Expansion** training and is working toward her Certificate in Economic Development.



MICHELLE GIBBONS DIRECTOR OF COMMUNICATION

Michelle is a communication specialist with background in strategic content development, funding development and business development. Michelle's work experience spans across a wide range of industries as she works closely with businesses and non-profit organizations in offering insight, leadership, and innovation to help them achieve their goals. Michelle is a highly organized and efficient project manager with the ability to seamlessly guide projects from start to end. Michelle received an Honours Bachelor of Arts in Communications and Political Science from York University.



#### EMMA JONES DIRECTOR OF SPECIAL EVENTS

Emma has been successfully planning and executing a wide range of special events for over fifteen years. Emma's talent for organization, attention to detail, creativity and contagious enthusiasm have earned her a reputation for creating high standards of service excellence. Emma executes enriching yet unique experiences for clients while continuously raising the bar for professionalism. After obtaining a diploma in **Recreation and Leisure** Services from Conestoga College, Emma continued her education and obtained her honours bachelor's degree in **Recreation & Leisure** Services from Brock University.



FRANK GIBBONS PRINCIPAL

Frank is a gualified Information Technology and Operations Specialist with over 20 years of experience. His background enables him to provide IT management services to clients while he draws on his project management experience to guide the internal and financial operations of the company. Frank is committed to managing Karen Jones Consulting Inc. projects and IT requirements while providing dedicated support services to clients. He holds a threeyear Computer Programmer Analyst Diploma from Canadore College and held a Cisco **Certified Network** Associate (CCNA) designation.



## **Corporate Experience**

## **Relevant Projects**

KJCO has been involved in a range of projects in economic development, tourism and investment sectors. Over the past ten years, KJCO has been involved with facilitating and planning with municipalities, small business, government stakeholders and non-profit organizations. Municipal clients have included but not limited to, Municipality of East Ferris, City of North Bay, Almaguin Community Economic Development, Village of Burk's Falls, West Nipissing and the Village of South River. This experience has created a solid understanding of the challenges and obstacles within the Northern Ontario landscape, partnership opportunities, and sustainable organizational growth. The following provides a summary of four relevant projects in which KJCO has played a lead role.

#### ALMAGUIN HIGHLANDS CHAMBER OF COMMERCE: BUSINESS RETENTION + EXPANSION PROGRAM



KJCO worked with the Almaguin Highlands Chamber of Commerce and Leadership Team to implement a regional Business Retention + Expansion program. This project was the largest regional BR+E project completed with 13 communities being involved. The strategy developed identified actions, timelines, partners and priorities in order to foster economic growth and collaboration within the region. KJCO will

be able to utilize existing knowledge and relationships built throughout the BR+E project to assist with stakeholder identification and engagement.

#### SUPERIOR COUNTRY: FIVE-YEAR STRATEGIC PLAN



KJCO worked with Superior Country to develop a Five-Year Strategic plan in order to analyze the current tourism landscape, gain an insight into the best direction for growth, and identify actions, performance metrics and partnerships. The Strategic Plan highlights information gathered through stakeholder engagement and identifies actions to achieve priorities for sustainable growth. The objective of the Strategic Plan was to understand

members' needs, and identify potential partnerships, product development opportunities and revenue generation tactics to strength the organization and position Superior Country for future growth.



#### CANADIAN LIGHTHOUSES OF LAKE SUPERIOR: FIVE-YEAR SUSTAINABILITY PLAN



KJCO worked with the Canadian Lighthouses of Lake Superior to develop a Five-year Sustainability Plan to build their internal capacity, identify product development initiatives, increase memberships, diversify revenue streams and assist with the overall growth of the organization. This was accomplished through the development of a comprehensive Sustainability Plan

accompanied with an action-focused Implementation Plan to guide the organization through the initiatives and priority areas identified within the Plan.

#### NATURE & OUTDOOR TOURISM ORGANIZATION (NOTO): THREE-YEAR STRATEGIC PLAN



KJCO worked with Nature & Outdoor Tourism Ontario (NOTO) to develop an action-orientated Three-Year Strategic Plan to guide the organization through growth and identify ways to increase its membership base to ensure sustainability of the organization. The Strategic Plan was developed with a heavy focus on stakeholder engagement to ensure the recommendations put forth truly reflected the needs, challenges and opportunities of the tourism sector

across Ontario. The strategic priorities focused on key areas such as revitalization, member services and support, sustainability, partnership and collaboration as well as communication.



# **Proposed Work Plan**

The following provides details on how priorities will be met in relation to the development of the Strategic Plan. This includes a thorough analysis of the current landscape, engagement with key municipal representatives as well as the development of the final Strategic Plan that will highlight key priorities, actions, and timelines to ensure a balanced approach.

Deliverable	Scope of Work
Work Plan Development and Project Launch	Refine/review preliminary workplan and develop criteria of information needed.
Report and Documentation	Review and examine existing research, studies and reports to gain a thorough
Review	understanding of history, constituents and assets. Review policies and procedures, by-
	laws, OP and external communication tactics and messaging to assist with the
	identification of future priorities and opportunities.
Best Practice Review	Review best practices from other jurisdictions to identify opportunities and synergies.
Stakeholder Identification	Identify key stakeholder groups such as Council, Senior Management, key stakeholders,
	funding partners, strategic partners, etc.
Engagement Tool	Identify data collection tool.

Phase Two: Stakeholder Engagement		
Deliverable	Scope of Work	
Committee Workshop(s)	Committee Workshop development, scheduling and facilitation.	
	Host working group session(s) with Strategic Planning Ad Hoc Committee, Council, Senior Staff to gather feedback about strategic direction, communication strategies, initiatives, opportunities, innovative service offerings and current gaps within the community. All COVID-19 protocols will be followed, and electronic focus group sessions will be further explored if preferred.	
One-on-one Interviews *as needed	Interview development, scheduling and facilitation. Conduct interviews with internal stakeholders to garner additional feedback to assist in the development of the Strategic Plan if required. Develop questions/schedule and conduct telephone interviews with identified leads.	
Community/Ratepayer Association Presentations	Create presentation materials inclusive of handouts that showcase previous engagement results, progress made and next steps. Presentations made by Council.	

## Phase Three: Strategic Plan & Communications Strategy

Deliverable	Scope of Work
Communications Strategy	Develop a Communications Strategy to guide key messaging and engagement that generates public input, buy-in and interest.
Strategic Plan Development, Edit & Design	Develop Plan to guide direction, establishes framework, supports decision making process, offers recommendations and provides implementation schedule with key performance indicators and measurements of success. Implementation schedule will be based on achieving goals identified and include recommendations and actions to address identified priority areas.



## **Project Management**

The KJCO team is dedicated to ensuring high quality results to enhance TOA's goals. From an action-oriented approach to a relationship-based methodology, KJCO will ensure a seamless strategic planning process.

With a proven track record working with tight timelines and budget constraints and the ability to manage diverse relationships, priorities and outcomes, KJCO can confidently deliver results. The following work plan provides a timeline to guide the development of the Strategic Plan.



## **Project Timelines**

Project Start	Completed by:
Project Launch Meeting	Week of April 19, 2021
Phase 1 Review & Assessment Situational Analysis	May 7, 2021
Phase 2: Stakeholder Engagement	June 11, 2021
Phase 3: Strategic Plan & Communications Strategy	July 16, 2021
Draft Revisions Complete	August 6, 2021
Final Presentation	August 19, 2021
Project Wrap-up	September 16, 2021

## **Team Roles**

Team Member	Role
Karen Gibbons	Karen will be the lead team member throughout the project.
Natasha Penn	Natasha will assist Karen will all project elements and execution of project deliverables.
Michelle Gibbons	Michelle will act as the lead copywriter, designer and editor during the content development process.
Emma Jones	Emma will assist with scheduling, administration, and content development throughout the project.
Frank Gibbons	Frank will play a supporting role by managing the operational aspects related to the project, such as managing project timelines, deliverables, contractual terms and invoicing.



# **Project Milestones**

Milestones	April	May	June	July	August	Estimated Hours	Team Members
Project launch & workplan review	x					5	Karen, Natasha, Frank
Meetings and status updates with Senior Management	x	x	x	x	x	15	Karen, Natasha
Collection, review, and analysis of past reports & documents	x	x				20	Karen, Natasha, Michelle
Best practice review	x	x				6	Karen, Natasha, Michelle
Engagement scheduling & preparation		x	x			20	Emma, Natasha
Committee workshop			x			10	Karen, Natasha
One-on-one interviews			×			5	Karen, Natasha
Association Presentations Material Support (Council to present)			×	x	x	6	Karen, Natasha
Development of Communications Strategy			x	x		20	Karen, Michelle
Development of Strategic Plan			x	x	x	35	Karen, Natasha, Michelle, Emma
Final report presentation					x	5	Karen, Natasha
Project completion / implementation					x	3	Karen, Natasha, Frank
Total Hours	SUR R					150	



# Budget

Activity	Estimated Time	Fees
Phase One: Review & Assessment Situational Anal	ysis	
Report/ Document Collection & Review	20	\$3,000
Best Practice Review	6	\$900
Subtotal	26	\$3,900
Phase Two: Stakeholder Identification		
Engagement Scheduling & Preparation	20	\$3,000
One-on-one Interviews	5	\$750
Association Presentation Support (Council to present)	6	\$900
Committee Workshop Session	10	\$1,500
Subtotal	35	\$6,150
Phase Three: Three-Year Strategic Action Plan Dev	velopment	
Communications Strategy	20	\$3,000
Strategic Plan Development & Design	35	\$5,250
Subtotal	55	\$8,250
Project Administration		an la changl
Meetings, Presentations & Project Updates	28	\$3,750
Subtotal	28	\$3,750
Travel Costs	and the second second	and the first
Value Add: All travel related costs will be covered by KJCO	n/a	n/a
Subtotal		\$22,500
HST		\$2,925
Total	144	\$25,425

#### **Financial Considerations**

Additional services outside of the scope of the contract will be charged at a billable rate of \$150 per hour plus applicable taxes.

#### **Payment Terms**

Project Start: 50% of total project due April 30, 2021: 40% of total project due Project Completion: 10% of total project due



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	Professional Services-HR Studies										_		1		\$		\$	35,000			\$		org review	
	Professional Services-Integrity											1	5	12,569	\$	2,209	S	5,000	\$	153	\$	2,000		
	Professional Services-IT											1									S	30,000	cyber security, etc	
	IT Digital Strategy										1-50	1					5	30,000	\$		\$	) i i i i i i i i i i i i i i i i i i i		
	Strategic Plan					\$	5,000	\$	+	\$	5,000	1												
	Other Expenses				_			-				1	\$	(3,990)			5	6,000	\$	+	5	31,300	rent + renos	
	Finance Costs						_				_	1	5	83,808	\$	80,745	S	67,950	\$	59,614	5	62,450	S	66
	Transfers-General	S	1,500	5 2	594	_	-					1	-		\$	100								
	Transfers to Reserves	1		-								1			5	675,170								
	Total Expenses	i is	320,854	\$ 352	994	S	394,550	5	292,462	S	367,000	1-7%	S	1,347,344	S		15	1,600,750	\$ 1.2	86,145	5	1,708,800	7%	

2021 BUDGET	C			PAY EQUITY			1	-	SALE/PUR	CHASE OF MUNI	CIPAL LANDS	
		2018	2019	20	020	2021	1		2019	20	20	2021
Revenue		Actuals	Actuals	Budget	Actuals	Budget	]	Actuals	Actuals	Budget	Actuals	Budget
Sale of Municipal Land							]	\$34,279		_		
Miscellaneous							]	\$277	\$679			
5 Traf from Reserves							1					
Total Revenues	\$0	\$0	50	50	50	50	#DIV/01	\$34,555	\$679	\$0	\$0	50 #
Expenditures	-	2018 Actuals	2019 Actuals	20 Budget	Actuals	2021 Budget		2018 Actuals	2019 Actuals	20 Budget	Actuals	2021
Expenditures												_
General Office		Proceeding	Notadis	Dunger	CMANDID	Dooffer	1	Actuals	Chandraster		residies	BYB!
2 Capital Expenditures				-								
3 Professional Services				the second s	and the second sec							
		\$ -	\$ .	\$ 30,000	\$ 27,684	\$ 5,000	John	\$ 498	\$ 1,231			
4 Finance Costs	-+	5 -	\$ .	\$ 30,000	\$ 27,684	\$ 5,000	John	\$ 498 \$ 7,227	\$ 1,231 \$ 7,057	\$ 6,906	\$ 6,906	\$ 6,777
And a state of the		5 -	<u>s</u> .	\$ 30,000	\$ 27,684	\$ 5,000	John	the second se	\$ 7,057	\$ 6,906 \$ 4,589		\$ 6.777 \$ 4,497
4 Finance Costs		\$ -	s .	\$ 30,000	\$ 27,684	\$ 5,000	John	\$ 7,227	\$ 7,057			
4 Finance Costs 5 Finance Costs		\$	\$ .	\$ 30,000		\$ 5,000		\$ 7,227	\$ 7,057 \$ 4,682		\$ 4,589	

60	2021 BUDGET			EISURE CENTRE		
61		2018	2019	200	20	2021
82	Revenue	Actuals	Actuals	Budget	Actuals	Budget
63	Grants					
54	Trst from Reserves		\$19,380	\$ .		5 .
35 38	Expenditures					
67	Professional Services		\$19,380	\$ -		5 .

70	2021 BUDGET	10 - 10000	ONTARIO	MAIN ST	REET REV	TALIZ	ATION INITI	ATIVE		12.2
71		2018	2019			20	20		20	021
72	Revenue	Actuals	Actua	ls.	Budg	et	Actuals		Bu	dget
73	Grants				\$3	5,000	\$36,2	38	\$	
73b	Other Municipalities								1000	
74	Trsf from Reserves	 							S	
75	Total Revenues		1		\$ 35	,000	\$ 36,29	8		
76	Expenditures	1	1					1		-
76b	Salaries & Benefits						\$4,1	50	\$	
77	Material & Supplies		\$ 3	041	\$ 35	,000	\$ 29,26	3	\$	- 54
77b	Equipment	 				- 19	\$ 2,88	4	\$	
78	Transfers to Others								S	14
79	Transfers to Others		1. V.			- 2			2	
5		1	5	041	\$3	5,000	\$36,3	07		\$0

2018	2019	20	20	2021
Actuals	Actuals	Budget	Actuals	Budget
	\$23,933	5 -		\$

\$0

22.22	ECD	EV (Ecor	nomic Dev	elopn	nont)	-	-		
2018	2019		20	20				2021	
Actuals	Actuals		Budget	A	ctuals			Budget	
]			_		\$0				1
	0								
		5	2,500				s		
		5	7,500		6,250	\$ -	5	7,500	ECDEV

6,906 4,589

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						12/312020 Aut final		
0	2021 BUDGET	1			ELECTIONS			
1			2018	2019	202	0	2021	
2	Revenue		Actuals	Actuals	Budget	Actuals	Budget	
3	Miscellaneous		\$1,929					1
4	Trsf from Reserves		\$20,384					
5	Total Revenues	\$0	\$22,313	\$0	\$0	\$0	\$0	#DIV
6	Expenditures				9 22	8		
b	Salaries & Benefits		a constant	- T - 2	T T			
7	Education/Training		\$1,669					1
8	Travel		\$21				-	
9	Material & Supplies		\$5,463					1
0	Communications							
1	Building Expenses		\$1,950					1
2	Professional Services		\$11,075					1
3	Misc. Consultants		\$0	\$1,476	\$2,000	\$1,476	\$1,476	Data
a	Other Equipment							
b	Other Equipment Rental							
4	Transfer to Reserves							1
5								
в	Total Expenditures		\$20,177	\$1,476	\$2,000	\$1,476	\$1,476	-26%

1		NER	UNICATIONS TO	COMM	
1	2021		2020	2019	2018
1	Budget	Actuals	Budget	Actuals	Actuals
				\$150,133	
#DIV/05	\$0	\$0	\$0	\$150,133	\$0]
1		\$173			
		\$423			
	\$30,000	\$0	\$30,000	\$4,513	
community broadband development	\$10,000	\$22,188			
community broadband development	\$25,000				
		\$1,067			
		\$1,323			
		1,			
117%	\$65,000	\$25,173	\$30,000	\$4,513	\$0

2021 BUDGET			COVI	\$403,700 + \$34,	000		1
		2018	2019	202	0	2021	1
Revenue		Actuals	Actuais	Budget	Actuais	Budget	1
Grant					\$403,700		
Trsf from Reserves							
Total Revenues	50	\$0	50	50	\$403,700	\$0	#DIV/
Expenditures							
Material & Supplies					\$28,812		1
Communications					\$250		1
Building Expenses					\$37,221		1
Professional Services					\$2,425		
Misc. Consultants							1
Towers							1
Total Expenditures		- SO	\$0	S0	\$68,708 I	\$0	#DIV/

		75,170	nization Funds \$6	Moden	
6751	2021		202	2019	2018
	Budget	Actuals	Budget	Actuals	Actuals
	\$282,000				
	\$282,000	\$0]	\$0	\$0	\$0
11000 +6000 window treatments	\$17,000	L			
	\$10,000	\$0	\$10,000		
	\$255,000				
	\$282,000	\$0	\$10,000	\$0	50

100	2021 BUDGET	EMERGENCY MEASURES 800											
101			2018	20	19		20	020		1.0	2021	1	
102	Expenditures	$   =    = \lambda$	Actuals	Act	uels		Budget	A	ctuats		Budget	1	
103	Salaries & Benefits	5	5,500	5		\$	18,100	\$	425	\$	10,000	1	
104	Training & Development	5		\$		S	2,000	\$	119	\$	2,000	1	
105	Travel											1	
106	Communication Costs					1						1	
107	Building Expenses											1	
108	Material & Supplies	5		\$		5	10,000			\$	10,000	4000 + 6000	
	Professional Services											1	
109		M											
110	Total Expenses	5	5,500	5	•	15	30,100	5	544	15	22,000	-27%	

_	2018		2019		911 20	20			2021
. 3	Actuals	A	ctuals	1	Budget	1	Actuals	E	Budget
\$	2,000	\$	597	5	2,000	\$	850	5	2,000
	_	_		_		\$			
\$	3,610	\$	3,731	5	4,000	\$	3,766	\$	4,000
\$	465	\$	1,066	5	1,000	5	616	s	1,000
	6,075		5,394	10	7,000	s	5,262	10	7,000

2021 Budget \$140,500 \$14,500 \$155,000 3%

\$ 100,000 \$ 3,500 500 \$ 1,000 \$ 49,500 500

5

110	2021 BUDGET	1				-	GIS											WPSGN		
111	Revenues		2018	-	2019		2	020			2021			2018	-	2019		20	020	
112			Actuals		Actuals		Budget	1	Actuals		Budget			Actuals		Actuals		Budget	100	Actuals
113								-		- 22			1							
114	Grants				\$3,933		\$39,985	1	\$16,369		\$16,00			\$155,521		\$122,093		\$136,050	1	\$153,330
115	Miscellaneous				\$35		\$45,985			_	\$53,00	45000 + 8000			-	\$0				
116	Transfers/Loans		\$16,2	39		- 1	_							1		\$14,500		\$14,500	1	\$14,500
117	Total Revenues		\$16,2	39	\$3,968	\$0	\$85,970		\$16,369	50	\$69,000	.20%		\$155,521		\$136,593		\$150,550		\$167,830
118		10						_					_		_			- Constant of the	-	
119	Expenditures																			
120	Salaries & Benefits		S 1	50	\$ 27,695	S	108,340	5	71,073		104,000	80000 + 24000	5	92,472	s	93,093	\$	97,400	15	99,774
121	Training & Development		\$ 8,6	27	\$ 988	5	2,500	5	896	1	2,500	8	\$	11,703	\$	12,153	\$	3,500	S	8,721
122	Travel		\$ 2	83	\$ 851	S	1,000	5	-		1,000		5	452	5	896	S	500	1	
123	General Office					5	2,000	S		1	2,000		-		-					
124	Communication Costs			-		5					16 S	8	\$	821	\$	2.338	5	1,000	5	645
125	Computer Costs		\$ 19,0	66	\$ 11,259	5	12,000	S	11,231	1	12,000		\$	22,418	\$	32,644	S	47.650	5	37,857
126	Building Expenses					5									-		1			
127	Material & Supplies		\$ 2,3	74	\$ 67	S	1,000	\$	÷.		1,000				\$	÷.	5	500	5	1
128	Professional Services		\$			5	14,500	5			14,500	wpsgn			-				1	
129											-		_							
130	Total Expenses		\$ 30.5	00	\$ 40,861	S	141.340	S	83,201		137,000	20%	5	127.876	5	141,123	15	150,550	15	146,998

\$ 127,876 \$ 141,123 \$ 150,550 \$ 146,998 \$ 155,000 3%

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LINE	Α	В	С	D	E	G	Page 9
	ENVIRONMENT						
					12/31/2020 not fi	nal	
1	2021 BUDGET		ENVIRONM	ENTAL PROC	GRAM - GB	BR	
2		2018	2019	202	20	2021	
3		Actuals	Actuals	Budget	Actuals	Budget	
4	Expenditures						
5	Office	\$12					
10	Travel						
11	Training & Development						
12	Communiciation Costs						
13	Material & Supplies					\$6,520	seabins
6	Professional Services-GBBR	\$79,892	\$81,823	\$92,500	\$88,964	\$95,000	
7	Professional Services-GBF			\$10,000	\$10,000	\$10,000	
8	Transfers-General						
9							
10	Total Expenses	\$79,904	\$81,823	\$102,500	\$98,964	\$111,520	9% over 2020 budget

GBF

LINE	Α	В	с	D	Е	G	н	Page 10A
				1	2/31/2020 not final			
1	2021 BUDGET			BUILDING				
2		2018	2019	20	020	2021		
3		Actuals	Actuals	Budget	Actuals	Budget		
4	Revenues							
5	Miscellaneous	\$161,148	\$204,422	\$120,000	\$173,086	\$150,000		
6	Transfers/Loans re:old boat							
7	Total Revenues	\$161,148	\$204,422	\$120,000	\$173,086	\$150,000	25%	
8						H:		
9	Expenditures							
10	Salaries & Benefits	\$289,437	\$288,532	\$306,000	\$311,999	\$309,060		
11	Training & Development	\$3,324	\$3,326	\$7,800	\$1,374	\$7,878		
12	Travel	\$734	\$461	\$3,000	\$53	\$3,030		
13	General Office	\$125	\$0	\$1,000	\$0	\$1,010		
14	Communiciation Costs	\$777	\$1,872	\$2,100	\$809	\$2,121		
15	Computer Costs	\$975	\$2,699	\$3,100	\$2,798	\$3,131		
16	Vehicle Expenses	\$6,688	\$4,215	\$8,200	\$4,102	\$8,282		
17	Boat Expenses	\$19,824	\$15,810	\$20,800	\$12,018	\$21,008		
18	Material & Supplies	\$364	\$90	\$1,000	\$91	\$1,010		
19	Professional Services	\$340	\$0	\$1,000	\$340	\$1,010		
20	Transfer to Reserves							
21								
22	Total Expenses	\$322,587	\$317,006	\$354,000	\$333,584	\$357,540	1%	

30-Nov

255

New Vehicle

\$39,392 \$372,976

LINE	Α	в	С	D	E	G	н	Page 10B
					12/31/2020 not final			
1	2021 BUDGET		BY-LA	<b>WENFORCEN</b>	IENT			
2		2018	2019	202	20	2021		
3		Actuals	Actuals	Budget	Actuals	Budget		
4	Revenues							
5	Miscellaneous	\$520	\$420	\$500	\$0	\$500		
6	Transfers/Loans			\$1,000	\$1,000	\$1,000		
7	Total Revenues	\$520	\$420	\$1,500	\$1,000	\$1,500	0%	6
8								
9	Expenditures							
10	Salaries & Benefits			\$15,000	\$10,000	\$15,000	Joe \$10000	Liam \$5000
11	Public Education/Training	\$0	\$601	\$1,500	\$0	\$1,500		
12	Travel	\$464	\$61	\$1,000	\$0	\$1,000		
13	Communications	\$135	\$0	\$1,500	\$0	\$1,500		
14	Material & Supplies	\$1,167	\$2,873	\$2,000	\$286	\$2,000		
15	Professional Services	\$24,485	\$27,200	\$31,500	\$28,800	\$31,500		
16	Trsf from Fire Protection		\$0	\$0				
17	Transfer to Reserves	\$0						
18								
19								
20	Total Expenses	\$26,251	\$30,735	\$52,500	\$39,086	\$52,500	0%	6

	n <u>1</u>				12/31/2020 not fina	al	
30			POA & CO	URT SECURI	TY FINES		
31		2018	2019	20	20	2021	
32	12	Actuals	Actuals	Budget	Actuals	Budget	
33	Revenue						
34	POA & Court Security Fines	\$19,855	\$8,507	\$10,000	\$2,929	\$500	-95%

LINE	Α	в	С	D	E	G	н	J	κ	L	М	0	Р
													Page 10C
1					12/31/2020 not fina	al					12/31/2020 not final		
2	2021 BUDGET		FIRE PR	OTECTION -	NORTH				FIRE P	ROTECTION	- SOUTH		
3		2018	2019	20	20	2021		2018	2019	20	20	2021	
4	Γ	Actuals	Actuals	Budget	Actuals	Budget	1	Actual	Actual	Budget	Actual	Budget	
5	Expenditures												
6	Salaries & Benefits	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000		\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	
7	Training & Development		\$0	\$1,000					\$0	\$1,000			
8	Agreements - MNR	\$3,114	\$3,185	\$3,233	\$3,233	\$3,257	1	\$9,342	\$9,556	\$9,698	\$9,698	\$9,770	
9	Communiciation Costs		\$58	\$100		\$100			\$88	\$100		\$100	
10	Computer Costs		\$0	\$0			1						
11	Material & Supplies		\$1,341	\$300	\$325	\$300	1	\$308	\$1,341	\$300	\$325	\$300	
12	Professional Services	\$600	\$600	\$2,350		\$1,200		\$900	\$2,321	\$2,650		\$1.800	
13	Transfers-General	\$1,100	\$1,100	\$1,100	\$500	\$1,100					\$500		
14	Transfer to By-law Enforcement					\$500						\$500	
15										· ·			
16	Total Expenses	\$7,814	\$9,285	\$11,083	\$7,058	\$9,457	-15%	\$12,750	\$15,505	\$15,948	\$12,723	\$14,670	-8%

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	12/31/2020 not final									12/31/2020 not final							
20		EN	MERGENCY	PROTEC	TION	- SEGUIN	1 (911 - who	ole so	outh area)		F	IRE EMERGE	NCY PROTE	ECTION - SE	GUI	N	
21			2018	2019		20	20		2021		2018	2019	20	020		2021	
22	Revenues		Actual	Actual		Budget	Actual		Budget	[	Actual	Actual	Budget	Actual		Budget	
23	Special Levy-BL					1					\$ 30,208	\$ 30,208	\$ 30,208	\$ 30,208		\$ 30,208	
24	Special Levy-CL										\$ 51,684	\$ 51,684	\$ 51,684	\$ 51,684		\$ 51,684	
25	Transfers/Loans					J				1							
26	Total Revenues		\$0	\$0	\$0	\$0	\$0	\$0	\$0	ſ	\$81,892	\$81,892	\$81,892	\$81,892		\$81,892	0%
27										£1:0			- Chr			() <u> </u>	
28	Expenditures																
29	Contracted Services-BL		\$1,485	\$0		\$5,000	\$0		\$5,000	Γ	\$30,208	\$30,208	\$30,208	\$30,208		\$30,208	
30	Contracted Services-CL									Г	\$51,920	\$51,920	\$51,920	\$51,920		\$51,920	
31								_		(12) (12)				· · · · · · · · · · · · · · · · · · ·			
32	Total Expenses		\$1,485	\$0		\$5,000	\$0		\$5,000	0%	\$82,128	\$82,128	\$82,128	\$82,128		\$82,128	0%

LINE	Α	в	с		D	Е		G	н
						12/31/2020 not fi	nal		
1	2021 R	ROADS BUD	<b>GET - NOF</b>	RTH					
2		2018	2019		20			2021	
3	Revenue	Actuals	Actuals		Budget	Actuals		Budget	
4	Miscellaneous	\$686	\$254		\$0	\$2,802		\$0	
5	Transfers/Loans			]					
6				]					
7	Total Revenues	\$686	\$254		\$0	\$2,802		\$0	
8									
9	Maintenance Expenditure								
10	Bridges and Culverts	\$158	\$5,952		\$8,000	\$12,061		\$4,000	
11	Roadside Maintenance	\$4,218	\$29,717		\$20,000	\$23,116		\$17,000	
	Phragmites Control							\$5,000	
12	Hardtop Maintenance	\$16,893	\$23,458		\$20,000	\$29,989		\$18,000	
13	Loosetop Maintenance	\$9,789	\$3,937		\$3,000	\$32,707		\$8,000	
14	Winter Control	\$89,922	\$138,510		\$90,000	\$131,200		\$100,000	
15	Winter/Summer Inspection	\$1,270	\$10,317		\$12,000	\$7,919		\$8,000	
16	Safety Devices	\$9,621	\$16,164		\$10,000	\$7,535		\$15,000	8000
17	Administration	\$150,843	\$210,374		\$200,000	\$205,990		\$204,500	
18	P/W Depot						[		
19	Total Maintenance	\$282,715	\$438,430		\$363,000	\$450,516		\$379,500	
20									
21	Road Loan - COMRIF	\$31,763	\$5,494		\$0				last pay
22	Road Loans - North Roads	\$39,568	\$39,561		\$0				last pay
23	Road Loans - SK				\$0				last pay
24	Road Loans - Sk Comm. Rd. Reconstruction	\$9,582	\$75,554		\$75,554	\$75,554		\$75,554	
25	Transfer to Reserves-SK Loan Payment								
26	Road Loans - North Shore Road	\$14,118	\$13,836		\$13,609	\$13,609		\$13,387	
27	Road Loans - Sk Comm. Rd. Recon & Rehab	\$14,880	\$14,880		\$14,880	\$14,880		\$14,880	
28	Road Loans - Sk 10 km	\$35,000	\$34,300		\$33,814	\$33,814		\$33,338	
28b	Skerryvore Road Culvert repairs							\$2,280	
29				8 3			2		
30	Total Equip/Construction/Loans	\$144,911	\$183,625		\$137,857	\$137,857		\$139,439	
31	1			е в -					
32	Total North Maintenance & Loans	\$427,626	\$622,054		\$500,857	\$588,373		\$518,939	4%

8000 + 7000

ast payment in 2019

last payment in 2019

last payment in 2017 for SK Levy

- 2017

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LINE	Α	В	С		D	Е		G	н	Page 11B
	0001		057 001	<b>T</b> 11		12/31/2020 not fina	al			
40	2021 R		DGET - SOU	IH.		22		0004		
41		2018	2019	-	20			2021		
42	Revenue	Actuals	Actuals	3	Budget			Budget		
43	Levy	\$11,304	\$11,232		\$11,304	\$11,304		\$0		Blackstone/Crane Lake Road Lev
44	Miscellaneous	\$352	\$610			\$508				2011-2020
45	Transfers/Loans									
46										
47	Total Revenues	\$11,656	\$11,842		\$11,304	\$11,812		\$0	-100%	
48		-								
49	Maintenance Expenditures									
50	Bridges and Culverts	\$1,615		1	\$9,000			\$4,000		
51	Roadside Maintenance	\$11,889	\$42,499	1	\$20,000	\$37,499		\$24,000		Ditching
	Phragmites Control							\$5,000		
52	Hardtop Maintenance	\$11,287	\$16,843		\$15,000	\$25,469		\$19,000		
53	Loosetop Maintenance	\$22,073	\$60,750		\$25,000	\$40,853		\$30,000		
54	Winter Control	\$127,895	\$180,308		\$110,000	\$141,292		\$120,000		
55	Winter/Summer Inspection	\$985	\$14,048	1	\$15,000	\$7,150		\$8,000		
56	Safety Devices	\$1,070	\$2,069		\$5,000	\$5,854		\$4,000		Guiderails,etc
57	Administration	\$248,933	\$313,282	]	\$285,000	\$309,683		\$288,000		
58	P/W Depot									
59	Total Maintenance	\$425,747	\$634,330		\$484,000	\$576,930	Í	\$502,000		
60							5			
61	Road Loans - South Rds except H/L	\$237,406	\$237,364	10	\$0					ast payment in 2019
62	Road Loans - H/L Stimulus	\$64,078	\$62,796		\$62,207	\$62,207		\$61,630	1	\$62,207
63	Road Loans - Blst/CL Stimulus	\$38,255	\$37,490		\$37,140	\$37,140		\$36,798	·	\$37,140
64	Road Loans - Jacklyn culvert	\$3,150	\$2,992		\$2,894	\$2,894		\$2,800		\$2,894
65	Road Loans - H/L Road Washout	\$9,131	\$8,948		\$8,814	\$8,814		\$8,682		\$8,814
66	Road Loans - H/L Rd 2nd Culvert	\$3,278	\$3,213	1	\$3,164	\$3,164		\$3,117		\$3,164
67	Road Loans - Joe Koran Road	\$3,560	\$3,489	1	\$3,489	\$3,469		\$3,412		\$3,469
68	Road Loans - Koran Rd-base & culvert repairs	\$2,100	\$2,058	1	\$2,029	\$2,029		\$1,920		\$2,029
69	Road Loans - Kapikog Rd-base & culvert repair							\$2,000	. L	make sure it is in 2020
70										
71	Total Equip/Construction/Loans	\$360,958	\$358,350	I	\$119,737	\$119,717	ſ	\$120,359		
72							cL	+		
73	Total South Maintenance & Loans	\$786,705	\$992,681		\$603,737	\$696,647	I	\$622,359	3%	

LINE	Α	в	С	D	E	G	н	Page 11C
					12/31/2020 not final			
80	202	1 ROADS BUDG	GET - GENER	AL				
81		2018	2019			2021		
82	Revenue	Actuals	Actuals	Budget	Actuals	Budget		
82b	Grant				\$3,862			
83	Miscellaneous		\$4,212		\$3,460			
84	Transfers/Loans	_						
85	Total Revenues	\$0	\$4,212	\$0	\$7,322	\$0		
86	Expenditures							
87	to be transferred to other accounts	\$4,960						
88	Professional fees	\$15,184	\$5,192		\$3,761	\$4,000		Includes \$4k for OPP spee
89	Finance Costs	\$26,571	\$26,489	\$25,725	\$25,725	\$31,133		
90	Transfer to Reserves							
91		\$46,714	\$31,681	\$25,725	\$29,486	\$35,133		-3%

.

A		в	с		D	E 12/31/2020 not final	G	H Page 12
	2021 5	SOLID WAS	TE BUDGET -	NORT				
		2018	2019		20		2021	
	11	Acluais	Actuals		Budget	Actuals	Budget	
Grants		\$40,435	\$46,510		\$50,000	\$43,409	\$32,000	
Miscellaneous		\$21,837	\$28,052	-	\$18,000	\$25,309	\$20,000	
Transfers from Reserves/Loans								
Fotal Revenues		\$62,272	\$74,562	L	\$68,000	\$68,718	\$52,000	-24%
Expenditures								
Salaries & Benefits	\$	296,129	\$ 302,144		\$ 307,500	\$ 346,395	\$ 325,000	
Training & Development	\$	193	\$ 1,407		\$ 2,500	\$ 496	\$ 500	
Travel	\$		\$ 582		\$ 1,000		\$ 500	
General Office	\$		\$ 1,580		\$ 2,000		\$ 1,750	
Communiciation Costs	\$		\$ 6,538		\$ 7,000	\$ 7,148	\$ 6,500	Cameras, internet, phones
Computer Costs	\$		\$ -			\$ -	\$ -	
Building Expenses	\$		\$ 7,253		\$ 12,000	\$ 11,874	\$ 12,000	power upgrade + 3,000
Vehicle/Vessel Expenses	5		\$ 53,269			\$ 29,384	\$ 25,000	
Vaterial & Supplies	\$		\$ 3,482			\$ 16,875	\$ 18,000	
Professional Services	\$		\$ 13,401 \$ 1,403			\$ 7,274	\$ 8,000	
Bin Repairs	\$					\$ -	\$ 2,000	
Contracted Services	\$		\$ 4,416 \$ 23,447			\$ 22,682 \$ 22,710	\$ 24,000 \$ 30,000	
Recycling/HHW	5		a second s	- I		\$ 13,989		
Fipping Other Services (Rentals,etc.)	5		\$ 11,267 \$ 39,505			\$ 20,997	\$ 15,000 \$ 20,000	
Grinding/Grading	1 2	14,010	\$ 29,000	6	\$ 14,000	\$ 20,337	φ 20,000	
Finance Costs	S	52,969	\$ 51,175	-	\$ 52,470	\$ 52,470	\$ 60,772	52470
Vaste Audit	++*	52,303	<b>a</b> 01,170			\$ 984	\$ 5,000	32470
Value Audit				1 12	\$ 20,000	φ <del>50</del> 4	φ 0,000	
Fransfer to Reserves								
Transfer to Reserves Total Expenses	\$					\$ 554,814	\$ 554,022	2%
Total Expenses	ad hyper the same	SOLID WAS	TE BUDGET -		H	12/31/2020 not final	\$ 554,022	2%
Total Expenses	ad hyper the same				ă î di	12/31/2020 not final	2021	2%
Total Expenses	ad hyper the same	SOLID WAS	TE BUDGET - 2019		H 20 Budget	12/31/2020 not final 20 Actuals	2021 Budget	2%
Total Expenses Revenues Grants	ad hyper the same	SOLID WAS 2018 Actuals	TE BUDGET - 2019 Actuals		H20	12/31/2020 not finel	2021	2%
Total Expenses Revenues Grants Wiscellaneous	ad hyper the same	SOLID WAS 2018 Actuals \$60,653	TE BUDGET - 2019 Actuals \$69,765		H 20 Budget \$72,000	12/31/2020 not final 20 Actuals \$52,614	2021 Budget \$48,000	2%
Total Expenses	ad hyper the same	SOLID WAS 2018 Actuals \$60,653	TE BUDGET - 2019 Actuals \$69,765		H 20 Budget \$72,000	12/31/2020 not final 20 Actuals \$52,614	2021 Budget \$48,000	-32%
Total Expenses Revenues Grants Miscellaneous Transfers from Reserves/Loans Total Revenues	ad hyper the same	SOLID WAS 2018 Actuals \$60,653 \$15,593	TE BUDGET - 2019 Actuals \$69,765 \$12,066		H 20 Budget \$72,000 \$10,200	12/31/2020 not final 20 Actuals \$52,614 \$9,715	2021 Budget \$48,000 \$8,000	
Total Expenses Revenues Grants Miscellaneous Transfers from Reserves/Loans Total Revenues Expenditures	ad hyper the same	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246	TE BUDGET - 2019 Actuals \$69,765 \$12,066	SOUT	H 20 Budget \$72,000 \$10,200 \$82,200	12/31/2020 not final 20 Actuals \$52,614 \$9,715	2021 Budget \$48,000 \$8,000	
Total Expenses Revenues Grants Miscellaneous Transfers from Reserves/Loans Total Revenues Expenditures Salaries & Benefits		SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831	SOUT	H 20 Budget \$72,000 \$10,200 \$82,200	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$ 390,718	2021 Budget \$48,000 \$8,000 \$56,000	
Total Expenses Revenues Grants Miscellaneous Transfers from Reserves/Loans Total Revenues Expenditures Salaries & Benefits Training & Development	2021 \$	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$ 312,971	SOUT	H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$ 390,718 \$ 112	2021 Budget \$48,000 \$8,000 (\$56,000) \$ 355,000	
Total Expenses Revenues Grants Miscellaneous Transfers from Reserves/Loans Total Revenues Expenditures Salaries & Benefits Training & Development Travel	2021 \$	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 284,782 280 21	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$ 312,971 \$ 1,855		H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625 \$2,000	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$ 390,718 \$ 112 \$ _	2021 Budget \$48,000 \$8,000 \$56,000 \$355,000 \$5500	
Total Expenses Revenues Grants Miscellaneous Transfers from Reserves/Loans Total Revenues Expenditures Salaries & Benefits Training & Development Travel General Office	2021 \$	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$312,971 \$312,971 \$1,855 \$723		H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625 \$2,000 \$500	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$ \$12 \$ \$177	2021 Budget \$48,000 \$8,000 \$56,000 \$355,000 \$5500 \$500 \$500 \$500 \$500	
Total Expenses  Revenues  Grants  Viscellaneous  Transfers from Reserves/Loans  Total Revenues  Expenditures  Salaries & Benefits  Traivel  General Office  Communiciation Costs	2021 S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$312,971 \$312,971 \$1,855 \$723 \$1,822	SOUT	H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625 \$2,000 \$312,625 \$2,000 \$500 \$500 \$4,000 \$10,000	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$ \$12 \$ \$177	2021 Budget \$48,000 \$3000 \$56,000 \$355,000 \$355,000 \$500 \$500 \$2,000	-32%
Total Expenses  Revenues  Grants  Viscellaneous  Fransfers from Reserves/Loans  Fotal Revenues  Expenditures  Salaries & Benefits  Fraining & Development  Fravel  General Office  Communiciation Costs  Computer Costs	2021 \$	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 280 21 3,987 8,684	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$312,971 \$1,855 \$723 \$1,822 \$9,850	SOUT	H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625 \$2,000 \$312,625 \$3,0000 \$3,0000 \$3,00000 \$3,00000 \$3,0000000 \$3,00000 \$3,00000 \$3,00000	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$ \$1,717 \$12,032	2021 Budget \$48,000 \$8,000 \$56,000 \$355,000 \$500 \$500 \$2,000 \$12,000	-32%
Total Expenses  Revenues Grants  Miscellaneous Transfers from Reserves/Loans Total Revenues Expenditures Salaries & Benefits Training & Development Travel General Office Communiciation Costs Computer Costs Building Expenses	2021 \$	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 280 21 3,987 8,684 - 7,009	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$ 312,971 \$ 1,855 \$ 723 \$ 1,825 \$ 723 \$ 1,825 \$ 723 \$ 1,825 \$ 723 \$ 1,825 \$ 723 \$ 1,825 \$ 7,850 \$ 1,825 \$ 7,850 \$ 1,825 \$ 7,850 \$ 1,825 \$ 7,850 \$ 1,825 \$ 7,850 \$		H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625 \$2,000 \$300 \$312,625 \$2,000 \$300 \$312,625 \$2,000 \$3,0000 \$3,00000 \$3,00000 \$3,00000 \$3,00000 \$3,00000 \$3,000000 \$3,00000000 \$3,000000000000000000000000000000000000	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$ \$1,717 \$12,032 \$ \$	2021 Budget \$48,000 \$8,000 \$56,000 \$355,000 \$500 \$500 \$2,000 \$12,000 \$-	-32%
Total Expenses  Revenues Grants  Miscellaneous Transfers from Reserves/Loans Total Revenues  Expenditures Salaries & Benefits Training & Development Travel General Office Communiciation Costs Computer Costs Building Expenses Vehicle/Vessel Expenses	2021 S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - 7,009 50,160	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$312,971 \$1,855 \$723 \$1,822 \$9,850 \$- \$8,208	SOUT 	H 20 Budget \$72,000 \$10,200 \$312,625 \$2,000 \$312,625 \$2,000 \$500 \$500 \$500 \$10,000 \$1,500 \$9,000 \$9,000 \$59,000	20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$ \$1,717 \$12,032 \$ \$5,693	2021 Budget \$48,000 \$8,000 \$56,000 \$556,000 \$500 \$500 \$500 \$500 \$500 \$2,000 \$12,000 \$57,000	-32%
Total Expenses  Revenues  Grants  Miscellaneous  Transfers from Reserves/Loans  Total Revenues  Expenditures Salaries & Benefits  Training & Development  Travel  General Office  Communiciation Costs  Computer Costs  Building Expenses Vehicle/Vessel Expenses Material & Supplies	2021 S 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - 7,009 50,160 39,796	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$ \$81,831 \$ \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$1,822 \$9,850 \$ \$ \$,8208 \$65,359	SOUT	H 20 Budget \$72,000 \$10,200 \$312,625 \$2,000 \$312,625 \$2,000 \$312,625 \$500 \$312,625 \$2,000 \$312,625 \$32,000 \$312,625 \$32,000 \$312,625 \$32,000 \$312,625 \$32,000 \$312,625 \$32,000 \$312,625 \$300 \$312,625 \$32,000 \$312,625 \$300 \$32,000 \$32,000 \$310,000 \$31,000 \$30,000 \$30,000 \$30,000 \$30,000 \$30,000 \$30,000 \$30,000 \$30,000 \$35,000	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$12,032 \$1,717 \$12,032 \$ \$5,693 \$5,693 \$40,226	2021 Budget \$48,000 \$8,000 \$56,000 \$550,000 \$500 \$500 \$500 \$500 \$500 \$	-32%
Total Expenses  Revenues Grants  Miscellaneous Transfers from Reserves/Loans Total Revenues  Expenditures Salaries & Benefits Training & Development Travel General Office Communiciation Costs Computer Costs Building Expenses Vehicle/Vessel Expenses Material & Supplies 12 Mile Bay Rd Transfer Station agreement	2021 S 2021 S S S S S S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - 7,009 50,160 39,786 19,019	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$312,971 \$312,971 \$1,855 \$723 \$1,825 \$9,850 \$- \$8,208 \$65,359 \$28,697	SOUT	H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625 \$2,000 \$312,625 \$2,000 \$4,000 \$10,000 \$1,500 \$9,000 \$25,000 \$25,000 \$25,000 \$1,500	12/31/2020 not time 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$- \$12,032 \$- \$5,693 \$40,226 \$16,384 \$21,462 \$1,241	2021 Budget \$48,000 \$8,000 \$56,000 \$355,000 \$550 \$500 \$500 \$2,000 \$12,000 \$7,000 \$30,000 \$30,000 \$15,000	-32%
Total Expenses  Revenues  Grants  Miscellaneous  Transfers from Reserves/Loans  Total Revenues  Expenditures Salaries & Benefits  Training & Development  Travel  General Office  Communiciation Costs  Computer Costs  Building Expenses Vehicle/Vessel Expenses Material & Supplies 12 Mile Bay Rd Transfer Station agreement  Professional Services	2021 S 2021 S S S S S S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 284,782 290 21 3,987 8,664 - 7,009 50,160 39,796 19,019 1,196	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$ \$81,831 \$1,855 \$723 \$1,855 \$723 \$9,850 \$ \$8,208 \$65,359 \$28,697 \$28,697 \$28,697 \$28,697 \$28,697 \$28,697		H 20 Budget \$72,000 \$10,200 \$312,625 \$2,000 \$312,625 \$2,000 \$312,625 \$2,000 \$32,000 \$3,000 \$39,000 \$25,000 \$25,000 \$25,000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3,00000 \$3,	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$12,032 \$1,717 \$12,032 \$2,613 \$40,226 \$16,384 \$21,462 \$1,241 \$1,828	2021 Budget \$48,000 \$8,000 \$56,000 \$355,000 \$500 \$500 \$500 \$500 \$500 \$500 \$2,000 \$12,000 \$30,000 \$15,000 \$25,000 \$25,000 \$25,000 \$25,000	-32%
Total Expenses  Revenues  Grants  Miscellaneous  Transfers from Reserves/Loans  Total Revenues  Expenditures Salaries & Benefits  Training & Development  Travel  General Office  Communiciation Costs  Computer Costs  Building Expenses Vehicle/Vessel Expenses Vehicle/Vessel Expenses Material & Supplies  12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs Other Expenses (Rentals, etc.)	2021 S 2021 S S S S S S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - - 7,009 50,160 39,796 19,019 1,196 2,614 7,574	TE BUDGET - 2019 Actuals \$69,765 \$12,066 312,971 \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$1,822 \$9,850 \$- \$8,208 \$65,359 \$28,697 \$28,697 \$28,697 \$28,697 \$23,931 \$1,221 \$1,223		H 20 Budget \$72,000 \$10,200 \$40,000 \$312,625 \$2,000 \$312,625 \$2,000 \$59,000 \$59,000 \$59,000 \$25,000 \$25,000 \$25,000 \$25,000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$62,330 \$390,718 \$112 \$12,032 \$5,693 \$5,693 \$5,693 \$40,226 \$16,384 \$21,462 \$1,241 \$1,828 \$13,299	2021 Budget \$48,000 \$3000 \$56,000 \$556,000 \$556,000 \$500 \$500 \$500 \$2,000 \$12,000 \$30,000 \$15,000 \$25,000 \$25,000 \$2,500 \$3,500 \$2,500\$	-32%
Total Expenses  Revenues  Grants  Miscellaneous  Transfers from Reserves/Loans  Total Revenues  Expenditures Salaries & Benefits  Training & Development  Travel  General Office  Communiciation Costs  Computer Costs Building Expenses Vehicle/Vessel Expenses Material & Supplies 12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs Other Expenses (Rentals,etc.) Contracted Services	2021 S 2021 S S S S S S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 211 3,987 8,684 - 7,009 50,160 39,796 19,019 1,196 2,614 7,574 29,574	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$12,066 \$12,071 \$ 312,971 \$ 1,855 \$ 723 \$ 1,822 \$ 9,850 \$ - \$ 8,208 \$ 65,359 \$ 28,697 \$ 23,931 \$ 1,221 \$ 2,370 \$ 2,373 \$ 9,975		H 20 Budget \$72,000 \$10,200 \$92,200 \$312,625 \$2,000 \$312,625 \$2,000 \$4,000 \$4,000 \$10,000 \$4,000 \$1,500 \$3,000 \$25,000 \$25,000 \$3,000 \$7,500 \$3,000 \$7,500 \$35,000	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$- \$1,717 \$12,032 \$- \$5,693 \$40,226 \$16,384 \$21,462 \$1,828 \$13,299 \$31,119	2021 Budget \$48,000 \$36,000 \$355,000 \$355,000 \$500 \$500 \$2,000 \$12,000 \$25,000 \$30,000 \$25,000 \$2,500 \$2,500 \$2,500 \$2,500 \$30,000	-32%
Total Expenses  Revenues Grants  Miscellaneous Transfers from Reserves/Loans Total Revenues  Expenditures Salaries & Benefits Training & Development Travel General Office Communiciation Costs Computer Costs Building Expenses Vehicle/Vessel Expenses Material & Supplies 12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs Other Expenses (Rentals,etc.) Contracted Services Recycling/HHW	2021 S 2021 S S S S S S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - 7,009 50,160 39,786 19,019 1,196 2,614 7,574 31,272	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$81,831 \$ 312,971 \$ 1,855 \$ 723 \$ 1,852 \$ 9,850 \$ - \$ 8,208 \$ 65,359 \$ 65,359 \$ 28,697 \$ 23,931 \$ 1,221 \$ 2,370 \$ 7,323 \$ 7,323 \$ 9,975 \$ 46,201		H 20 Budget \$72,000 \$10,200 \$82,200 \$312,625 \$2,000 \$500 \$10,000 \$1,500 \$4,000 \$10,000 \$3,000 \$25,000 \$25,000 \$25,000 \$3,000 \$3,000 \$30,000	12/31/2020 not time 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$- \$1,717 \$12,032 \$- \$5,693 \$40,226 \$6,384 \$21,462 \$16,384 \$21,462 \$16,384 \$21,462 \$1,241 \$1,828 \$13,299 \$31,119 \$56,040	2021 Budget \$48,000 \$8,000 \$56,000 \$556,000 \$500 \$500 \$2,000 \$12,000 \$25,000 \$25,000 \$2,5000\$\$2,5000\$\$2	-32%
Total Expenses  Revenues  Grants  Miscellaneous  Transfers from Reserves/Loans  Total Revenues  Expenditures Salaries & Benefits  Training & Development  Travel  General Office  Communiciation Costs  Computer Costs  Building Expenses Vehicle/Vessel Expenses Material & Supplies  12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs Other Expenses (Rentals, etc.)  Contracted Services  Recycling/HHW  Tipping	2021 \$ 2021 \$ 3 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 289 21 3,987 8,684 - 7,009 50,160 39,796 19,019 1,196 2,614 7,574 29,574 29,574 31,272 87,789	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$12,066 \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$9,850 \$23,931 \$1,221 \$2,370 \$1,221 \$2,370 \$1,221 \$9,975 \$46,201 \$8,8293		H 20 Budget \$72,000 \$10,200 \$10,200 \$2,000 \$2,000 \$4,000 \$1,500 \$9,000 \$59,000 \$59,000 \$25,000 \$25,000 \$25,000 \$25,000 \$3,000 \$1,500 \$3,000 \$3,000 \$30,00	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$ \$62,330 \$ \$390,718 \$ 112 \$ 12,032 \$ 1,717 \$12,032 \$ 1,717 \$12,032 \$ \$ 5,693 \$40,226 \$ 16,384 \$21,462 \$ \$1,241 \$ \$5,693 \$ \$1,119 \$26,640 \$1,241 \$ \$1,241 \$ \$5,6040\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,119 \$26,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,640\$ \$3,90,653\$}	2021 Budget \$48,000 \$8,000 \$560,000 \$556,000 \$5500 \$500 \$500 \$500 \$500 \$500 \$500	-32%
Total Expenses  Revenues Grants  Miscellaneous Transfers from Reserves/Loans Total Revenues  Expenditures Salaries & Benefits Training & Development Travel General Office Communiciation Costs Computer Costs Building Expenses Vehicle/Vessel Expenses Material & Supplies 12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs Other Expenses (Rentals,etc.) Contracted Services Recycling/HHW Tipping Barging	2021 S 2021 S S S S S S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - - 7,009 50,160 39,796 19,019 1,196 2,614 7,574 29,574 31,272 87,789 53,536	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$ \$81,831 \$ \$312,971 \$ 1,855 \$ 723 \$ 1,855 \$ 723 \$ 1,855 \$ 723 \$ 9,850 \$ \$ 8,208 \$ \$ 65,359 \$ \$ 8,208 \$ \$ 65,359 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 9,855 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		H 20 Budget \$72,000 \$10,200 \$312,625 \$2,000 \$52,000 \$500 \$4,000 \$10,000 \$1,500 \$9,000 \$25,000 \$25,000 \$25,000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3,0000 \$3	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$12,032 \$1,717 \$12,032 \$- \$5,693 \$40,226 \$16,384 \$21,462 \$1,241 \$1,828 \$1,229 \$31,119 \$56,040 \$99,063 \$43,753	2021 Budget \$48,000 \$56,000 \$556,000 \$550,000 \$2,000 \$12,000 \$15,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$30,000 \$50,000 \$50,000	-32%
Total Expenses  Revenues Grants  Miscellaneous Transfers from Reserves/Loans Total Revenues  Expenditures Salaries & Benefits Training & Development Travel General Office Communiciation Costs Computer Costs Building Expenses Vehicle/Vessel Expenses Material & Supplies 12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs Other Expenses (Rentals,etc.) Contracted Services Recycling/HHW Tipping Barging Finance Costs	2021 \$ 2021 \$ 3 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - - 7,009 50,160 39,796 19,019 1,196 2,614 7,574 29,574 31,272 87,789 53,536	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$12,066 \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$1,855 \$723 \$9,850 \$23,931 \$1,221 \$2,370 \$1,221 \$2,370 \$1,221 \$9,975 \$46,201 \$8,8293		H 20 Budget \$72,000 \$10,200 \$10,200 \$2,000 \$2,000 \$4,000 \$1,500 \$9,000 \$59,000 \$59,000 \$25,000 \$25,000 \$25,000 \$25,000 \$3,000 \$1,500 \$3,000 \$3,000 \$30,00	20 Actuals \$52,614 \$9,715 \$62,330 \$62,330 \$390,718 \$112 \$12,032 \$5,693 \$40,226 \$16,384 \$21,462 \$1,241 \$1,828 \$13,299 \$31,119 \$56,040 \$99,063 \$43,753 \$46,045	2021 Budget \$48,000 \$8,000 \$560,000 \$556,000 \$5500 \$500 \$500 \$500 \$500 \$500 \$500	-32%
Total Expenses  Revenues Grants  Miscellaneous Transfers from Reserves/Loans Total Revenues  Expenditures Salaries & Benefits Training & Development Travel General Office Communiciation Costs Computer Costs Building Expenses Vehicle/Vessel Expenses Material & Supplies 12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs Other Expenses (Rentals,etc.) Contracted Services Recycling/HHW Tipping Barging Finance Costs Waste Recycling Strategy Plan	2021 S 2021 S S S S S S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - - 7,009 50,160 39,796 19,019 1,196 2,614 7,574 29,574 31,272 87,789 53,536	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$ \$81,831 \$ \$312,971 \$ 1,855 \$ 723 \$ 1,855 \$ 723 \$ 1,855 \$ 723 \$ 9,850 \$ \$ 8,208 \$ \$ 65,359 \$ \$ 8,208 \$ \$ 65,359 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 9,855 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		H 20 Budget \$72,000 \$10,200 \$312,625 \$2,000 \$52,000 \$500 \$4,000 \$10,000 \$1,500 \$9,000 \$25,000 \$25,000 \$25,000 \$3,00000	12/31/2020 not final 20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$12,032 \$- \$1,717 \$12,032 \$- \$5,693 \$40,226 \$16,384 \$21,462 \$1,241 \$1,828 \$1,229 \$31,119 \$56,040 \$99,063 \$43,753	2021 Budget \$48,000 \$56,000 \$556,000 \$550,000 \$2,000 \$12,000 \$15,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$30,000 \$50,000 \$50,000	-32%
Total Expenses  Revenues  Grants  Miscellaneous  Transfers from Reserves/Loans  Total Revenues  Expenditures Salaries & Benefits  Training & Development  Travel  General Office  Communiciation Costs  Computer Costs Building Expenses Vehicle/Vessel Expenses Material & Supplies  12 Mile Bay Rd Transfer Station agreement Professional Services Bin Repairs  Other Expenses (Rentals,etc.)  Contracted Services Recycling/HHW  Tipping Barging Finance Costs	2021 S 2021 S S S S S S S S S S S S S S	SOLID WAS 2018 Actuals \$60,653 \$15,593 \$76,246 284,782 290 21 3,987 8,684 - 7,009 50,160 39,796 - 19,019 1,196 2,614 7,574 29,574 31,272 87,789 53,536 48,881	TE BUDGET - 2019 Actuals \$69,765 \$12,066 \$ \$81,831 \$ \$312,971 \$ 1,855 \$ 723 \$ 1,855 \$ 723 \$ 1,855 \$ 723 \$ 9,850 \$ \$ 8,208 \$ \$ 65,359 \$ \$ 8,208 \$ \$ 65,359 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 9,855 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ 28,697 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		H 20 Budget \$72,000 \$10,200 \$312,625 \$2,000 \$52,000 \$500 \$4,000 \$10,000 \$1,500 \$9,000 \$25,000 \$25,000 \$25,000 \$3,00000	20 Actuals \$52,614 \$9,715 \$62,330 \$390,718 \$112 \$- \$1,717 \$12,032 \$- \$5,693 \$40,226 \$16,384 \$21,462 \$1,828 \$13,299 \$31,119 \$56,040 \$99,063 \$43,753 \$46,045 \$492	2021 Budget \$48,000 \$56,000 \$556,000 \$550,000 \$2,000 \$12,000 \$15,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$30,000 \$50,000 \$50,000	-32%

	13	I.	2018	2019		20	20		-	2021
Expenditures		1. 93	Actuals	Actuals		Budget	1	Actuals		Budget
to be transferred to other accounts		\$			-					
Transfers-General		\$	13,970	\$ 14,277	\$	14,500	\$	14,446	\$	14,700
Transfers to Reserves						· · · · · · · · · · · · · · · · · · ·	<u> </u>			
				 	-					
Total Expenses		\$	13,970	\$ 14,277	\$	14,500	\$	14,446	\$	14,700

1%

LINE	Α	в	С	D	E	G	н	Page 13
					12/31/2020 not final		5	
	2021 BUDGET		POINTE	AU BARIL CEN	NETERY	6		
		2018	2019	202	20	2021		
	]	Actuals	Actuals	Budget	Actuals	Budget		
1	Revenues							
2	Miscellaneous							
3	EMS							
4	Transfers/Loans							
5	Total Revenues	\$0	\$0	\$0	\$0	\$0		
6	0							
7	Expenditures							
8	Salaries & Benefits	\$113	\$451	\$4,000	\$3,052	\$3,000		
9	Training & Development		\$0	\$500	\$0	\$0		
10	Travel							
11	General Office	\$194	\$182	\$300	\$172	\$300	insurance	
12	Building Expenses	\$0	\$0	\$5,000	\$5,202	\$0	cenotaph	not this year
13	Material & Supplies	\$1,532	\$1,492	\$2,000	\$1,386	\$2,000	deck	
14	Professional Services	\$2,551						
15	Other Expenses							
16	Finance Costs							
17	Transfers to Reserves			\$7,500	\$7,500	\$7,500	as per 10/15/	2020 -other business
18								
19	Total Expenses	\$ 4,390	\$ 2,124	\$ 19,300	\$ 17,313	\$ 12,800	-34	%

	Α	в	С	D	E	G	H Page	e 13
	2021 BUDGET		DADA		12/31/2020 not final			
	2021 BODGET	0010		URSING STA				
		2018	2019	202				
		Actuals	Actuals	Budget	Actuals	Budget		
	Revenues							
2	Miscellaneous	\$3,112	\$3,516	\$6,000	\$3,223	\$3,516		
3	EMS	3	\$35,572	\$35,572	\$17,786	\$35,572	15 yr term	
ŀ.	Transfers/Loans							
5	Total Revenues	\$3,112	\$39,088	\$41,572	\$21,009	\$39,088		
)	Training & Development			\$1,000		\$100		
3	Expenditures Salaries & Benefits		\$44	\$1,000	\$59	\$100		
						\$0		
0	Travel		\$47					
1	General Office	-	\$0	\$0				
2	Building Expenses	\$5,904	\$1,930	\$5,000	\$7,001		nsurance budget not high enou	Jgh
3	Material & Supplies	\$0	\$112	\$1,000	\$132	\$500		
4	Professional Services	\$664				\$5,000		
5	Other Expenses	\$1,247	\$1,500	\$1,300	\$1,422	\$1,500		
6	Finance Costs	\$21,400	\$32,459	\$62,722	\$62,722	\$62,722	20 yr term	
7	Finance Costs			\$1,400	\$0	\$1,380		1-
8	Transfers to Reserves							
9		10						
)	Total Expenses	\$ 29,216	\$ 36,093	\$ 72,422	\$ 71 337	\$ 81,202	12%	



	А	в	С	D	E	G	н
1	ONATIONS	2018	2019		/312020 not final	2021	
	Recreation-General	Actuals	Actuals		Actuals		
- 14	Festival of The Sound	\$1,500	\$1,500	\$1,500		Budget \$1,500	
-		\$26,522	\$26,550		\$27,612	\$1,500	
-	P S. Area Chamber of Commerce	\$20,522	\$1,950	\$1,950		\$1,950	
1.	Community Business & Dev	\$8 250	\$2,000	\$2,000			
	Heart & Soul Campaign-Sudbury	\$520	\$5200	\$2,000	\$512	\$2,000 \$512	
	Canadore College Bursary	\$1,000	\$1,000	\$1,000		\$1.000	
	WPSHC		\$11,000		\$1,000		
	National Seniors Day at PABCC	\$11,000 \$985	\$1,450	\$1,500	\$0	\$11,000	
	Northern Ontario School of Medicine Bursary Fund	\$965					
	WPS Smart Community Network		\$1,500	\$1,500		\$1,500	
		\$2,000	\$2,000			\$2,000	
-	Great Lakes Waterfront Cycling Route	\$1,250	\$500	\$500	\$500	\$500	
Š.	Sail Parry Sound Inc.	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	
4	Georgian Bay Forever (Phragmites)		\$10,000	\$0		\$0	
2	Kawartha Turtle Eastern Georgian Bay Stewardship Council (this was confirm	\$500 \$1,000	\$500 \$1,000	\$500	\$500	\$500	
¢	Dther			\$1,000	\$0	\$1,000	
F	Parry Sound Rotary Club		\$1,750	\$1,750	\$1,750	\$1,750	
F	PS Festival of Authors			\$200	\$200	\$200	
F	Fotal-General	\$57,527	\$7,200 \$71,670	\$55,774	\$53,274	\$54,774	-2%
-	Recreation-North						
÷	PAB Arts & Culture	Actuals	Actuals	Budget		Budget	
۰		\$3,500	\$3,500	\$0	\$0	\$0	
-	PAB Community Christmas Party Event	\$2,000	\$2,000	\$2,000	\$0	\$2,000	
	Djibway Historical (grants)		\$7,200	\$0	\$0		
	Community Organization (grants)	\$27,658	\$28,336		\$31,318	\$32,000	
ŀ	Remembrance Day Service			\$1,000	\$0	\$100	
6	Fotal-North	\$33,158	\$41,036	\$32,000	\$31,318	\$34,100	7%
F	Recreation-South	Actuals	Actuals	Budget	Actuals	Budget	
4	Community Organization (grants)	\$8,676	\$8,957		\$10,499	\$11,000	
1					\$10,499		

Page 14A

\$511,97 fr 2003 Res,#03-097 authorizes a donation totalling \$10,239,40 payable at \$511,97/yr for a period of 20 years

recruitment benefits whole twp. \$1,024 fr 2005 to 2013 & \$1,500 fr 2014 to 2016

annually

started in 2014 - committed for 5 yrs Res #14-082 7/18/2014 2018 Last Year

now under GBBR in Environment Section was 0 now \$1,000

Arts on The Bay cancelled for 2020 /2021

#### was \$30,000 now \$29,000

Britt Legion

LINE	A	в	с		D		Е		G	н	Page 14B
						12/3	81 not final				
1	2021 BUDGET			L	IBRARY						
2		2018	2019		20	20			2021		
3		 Actuals	Actuals		Budget		Actuals	E	Budget		
4	Revenues				=7			-			
5	Grants	\$ 15,072	\$ 15,072		\$15,072	\$	15,072		\$15,072		
6											
7	Total Revenues	\$ 15,072	\$ 15,072		\$15,072	\$	15,072	1	\$15,072	0%	D
8	04					11					
9	Expenditures										
10	Travel	\$ 175	\$ 1,353	\$	1,500	\$	883	\$	1,500		
11	Internet Costs										
12	Computer Costs										
13	Material & Supplies										
14	Other Expenses										
15	Transfers to PS Library	\$ 30,726	\$ 31,196	\$	31,196	\$	31,196	\$	31,820		
= 16	Transfers										
17				_							
18	Total Expenses	\$ 30,901	\$ 32,549	\$	32,696	\$	32,079	\$	33,320	2%	Ď

1	2021 BUDGET			PABL	IBRAR	Y/MA	CTIEF	2		
2		2018	2019			20	20	_	:	2021
3		Actuals	Actuals		Budg	get		Actuals	В	udget
4	Revenues	 								
5	Grants									
6										
7	Total Revenues	\$ 	\$ -			\$0	\$			\$0
8			<u>}</u>						 _	
9	Expenditures									
10	Travel		1							
11	Internet Costs	\$0	\$0		\$	800		\$0	\$	800
12	Computer Costs	 \$0	\$126		\$ 1	,200		\$132	\$	1,200
13	Material & Supplies	\$0	\$24		\$	500		\$0	\$	500
14	Other Expenses	 \$3,146	\$3,216		\$ 3	,380		\$2,789	\$	3,420
15	Transfers	\$0	\$0		\$	50		\$0	\$	50
16										
17	Total Expenses	\$ 3,146	\$ 3,367		\$ 5	.930	\$	2,921	\$	5,970

1%

NE	A		в	С		D	E		G	н		J		к	L	м	N		Р	Q	Page 14C
		_	_		11002 200		12/312020 not final	ii				_					12/312020 not fi	uii			
1	2021 BUDGET				BCOM	MUNITY C		-					_		PA	3 WHARF		_			
2	725		2018	2019			020		2021			2018	_	019	_		20		2021	1	
3	Revenues	-	Actuals	Actua	s	Budget	Actuals		Budget		_	Actuals		Actuals	_	Budget	Actua	ls	Budget		
4	Grants	++			-													_			
5	Miscellaneous		\$1,746	\$2,93	6	\$1,500						\$4,422	_	\$3,160		\$2,100	\$2,45	8	\$2,500		
7	Transfers/Loans		\$20,772			\$30,000			\$30,000				_								
8	Total Revenues		\$22,518	\$2,93	6	\$31,500	\$89		\$30,000	-5%	1	\$4,422	-	\$3,160		\$2,100	\$2,45	8	\$2,500	19%	
10 11	Expenditures Salaries & Benefits	Is	57,155	\$ 59,47	0 1	\$ 63,000	\$ 70,319	_	\$ 65,000	1	e	20,464	s	29,582	5	28,000	\$ 26,10	51	\$ 27,000		
11B	Salaries & Benefits-Covid	++*	07,100	00.47	++	00,000	\$ 1,677		\$ 05,000		-	20,404	2	29,302	10	20,000	\$ 3.69		\$ -		
12	Training & Development	Is	84	\$ 1.26		\$ 1,200			\$ 1,000		S		ŝ		s	200	\$ 5,05	4	a .		
13	Travel	Is		\$ 26		\$ 500			S 500		L.		~		1	200	9	-			
14	General Office	s		\$		\$ 3,000			S -		s		s	22	s	300	S	-	s -	1	
15	Communiciation Costs	5	1,505	\$ 991		\$ 1,400			\$ 1,500		S	262	s	332	5		\$ 45		\$ 400		
16	Computer Costs	1 \$				\$ 600			\$ 750		-	202	*	001	1°	1.00	0 40	-			
17	Building Expenses	15	36,840	\$ 51,510		\$ 45,000	\$ 42.922		\$ 40,000	1	\$	6,710	s	8,704	S	8,000	\$ 12.26	5	\$ 8,000	comeras x0	
18	Equipment Maintenance	15	719	\$		\$ 1,000			\$ 500	1	S	185	s	42	s	1,000	S		\$ 1,000	Commentation	
19	Material & Supplies	15	3,884	\$ 4,95	211	\$ 4,000	\$ 6,492		\$ 7,000	1	S	576	S	4,610	s	6,000	\$ 2,61	7	\$ 5,000		1800
20	Professional Services	15	1,823	\$ 3,460		\$ 3,000	\$ 414		\$ 2,000	1	-		1		-	11000		-			
21	Other Expenses	5	5,250	\$ 6,18		\$ 3,000	\$ 3,868	1	\$ 3,000		\$	1,877	\$	3,419	S	1,500	\$ 4.20		\$ 5,000		
21B	Other Expenses-Covid								\$ 500	1			-		1	113.3.3	\$ 3,92		S 1,000		
22	Infrastructure Costs									1											
23	Finance Costs	I S	18,991	\$ 18,596	3	\$ 22,562	\$ 22,562		\$ 22,139	\$ 22,562	S	57,084	S	53,273	S	53,407	\$ 53,40	7	\$ 53,080		53407
24	Finance Costs - Dredging									1	S	5,572	S	5,461	S	5,372	\$ 5,37		\$ 5,284		5372
25	Transfers-General				1					1											
26					1					1						_					
27	Total Expenses	I I s	126,862	\$ 147,312	211	\$ 148,262	\$ 152,167		\$ 143,889	-3%	S	92,730	S 1	05,422	15	104 029	\$ 112,02	1	\$ 105,764	2%	

2021 BUDGET		P	AB CHAMBER		
	2018	2019	2020	)	2021
Revenues	Actuals	Actuals	Budget	Actuals	Budget
Misc-Chamber of Commerce	\$3,005	\$1,805	\$1,805	\$1,032	
Total Revenues	\$3.005	\$1,805	\$3,825	\$1,032	\$0

Expenditures

Salaries & Benefits Building Expenses						 5	583 721		5	5,000 2,500	Staff time to check and carry out any R&M Utility costs
Material & Supplies		 				s	55		\$	5,000	Malerials for any R&M
Total Expenses	S	S	- R.	#	S	 s	1,359	\$ -	\$	12,500	

0	2021 BUDGET					PAB	LIGHTHO	USE					1	-		_	-
н			2018	-	2019	TT		2020		r r	2021			1	2018	_	20
2	Revenues		Actuals	<b>i</b>	Actuals		Budget	T	Actuals		Budget			-	Actuals		Ā
13	Miscellaneous		\$275	5	\$289		\$30	0	\$0						and the second	-	
4	Other		\$1,032	2	\$680	1 1	\$30	0	\$0			<b>-</b>		<u> </u>		-	_
15	Transfers/Loans				_			-								-	_
6	Total Revenues	ΪÌ	\$1,307	1	\$968	ÍÍ	\$60	0	S0		\$0	-100%			\$0	-	
7												-	-				
8	Expenditures																
9	Salaries & Benefits		13,737	\$	14.374	1 1	\$ 15,000	) s	965		s -					S	_
1	Travel		5 543	5	1,090		\$ 1,000				\$ 1,200	1				-	_
3	Communiciation Costs		s 90	S	135	1 1	S 500	)			\$ -	1				-	-
5	Building Expenses		1,580	S	1,414	I I	\$ 3,500	) \$	691		\$2,000	5					-
7	Material & Supplies		5 220	S	305		\$ 400	) \$	32		\$ 500			S	1.555	5	
8	Material & Supplies			1								1		S	42	S	
9	Material & Supplies	11		1								1		S	28	\$	-
0	Material & Supplies	11		1										S	180	S	
1	Material & Supplies													S	159	S	
2	Material & Supplies			1								1		-		5	_
3	Material & Supplies							1				1				S	
4	Material & Supplies											1		s		S	-
5	Material & Supplies			1										S	407	S	-
6	Material & Supplies											1	H	S	6.032	S	
7	Material & Supplies											1		<u> </u>		S	
8	Engineering/Environmental		6	S	6,595		\$ 5,000	S				1					-
9	Finance Costs	1	5 1,580	s	1,547		\$ 1,525		1,525		\$ 1,502	1,525.00					_
0															-		-
1	Total Expenses	I I S	5 17,750	\$	25,460	H H	\$ 26,925	IS	3,214		\$ 5,202	-81%		S	8,401	s	

			ACCE	SS POINT	rs				1
	2018	2019		20	20	- 10		2021	1
	Actuals	Actua	Is	Budget		Actuals	E	Budget	
E									
	\$0	5	0			\$0			
		S	-   S	1,500	\$		S		1
		\$	S	1,500	\$	•	S S	1	
	\$ 1,555	\$ \$ 1.756		1,500	s	2,063	_	1,000	bf
	\$ 1,555 \$ 42		5 \$				\$		bf Island 25

-		-74		33			0	50	1.9		
	\$	28	\$	380	S	700	\$	864	S	1,000	ci
	\$	180	\$	1,187	S	1,500	S	613	5	1,000	woods bay
	\$	159	S	2,799	\$	700	s	754	S	1,000	ы
		_	5	*	S	1,500			S	1,500	pb
			\$	159	15	700	\$	121	S	500	kap
	S		\$	557	15	700	\$	582	\$	1,000	Kap Parking Lot
	S	407	\$		15	700	S	1,502	\$	2,000	pine bay
	\$	6 032	5	847	S	700	\$	225	S	1,000	Kapikog Dam Dock
-	-		S	1,380	S	1,000	\$		S	1,000	for back
525 00											
-81%	s	8,401	s	9,164	S	11,200	5	6,782	S	11,000	-2%

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		-	1	2/312020 not final		1
() () () () () () () () () () () () () (		ay Cove				
2021 BUDGET	2018	2019	202		2021	
	Actuals	Actuals	Budget	Actuals	Budget	
Revenues						
Grants	\$0	\$0	\$0			
Dockage	\$94,947	\$93,318	\$58,800	\$99,944	\$106,000	
Storage	\$21,305	\$11,650	\$6,000	\$9,040	\$7,500	
Fuel	\$84,835	\$58,057	\$39,000	\$58,568	\$58,000	
Miscellaneous	\$35,383	\$25,861	\$22,200	\$6,944	\$6,500	
Transfers/Loans						
Total Revenues	\$236,470	\$188,885	\$126,000	\$174,497	\$178,000	41%
Expenditures						
Salaries & Benefits	\$81,381	\$66,288	\$74,000	\$84,829	\$70,000	
Salaries & Benefits-Covid				\$6,126	\$0	
Training & Development	\$813	\$888	\$1,000	\$869	\$500	\$
Travel	\$60	\$432	\$300	\$0	\$0	
General Office	\$157	\$317	\$300	\$34	\$200	
Licence & Permit fees	\$2,570	\$2,366	\$2,700	\$2,420	\$2,500	8
Communiciation Costs	\$500	\$2,323	\$1,500	\$1,191	\$1,500	
Computer Costs	\$8	\$569	\$300	\$11	\$250	
Building/Grounds	\$6.853	\$3.092	\$5,000	\$7,686	\$6,000	3
Vehicle/Vessel	\$689	\$2,672	\$2,500	\$1,642	\$1,500	1
Material & Supplies	\$4,254	\$1,845	\$1,300	\$6,872	\$5,000	
Material & Supplies-Recoverable	\$74,740	\$47,145	\$32,000	\$43,151	\$50,000	
Environmental Service/Misc. Consultant	\$1,194	\$1,481	\$1,500	\$1,459	\$1,500	6
McDougall Tipping Fees	\$0		ψ1,000	\$0	<b>\$1,000</b>	
Finance Charges	\$2.914	\$2.575	\$2,300	\$2,836	\$2,500	
Other Expenses	\$4,916	\$2,695	\$5,000	\$5,017		upgrade to washroom fac
Transfer to Reserves	\$0	φ2,000	\$0,000	00,017	40,000	upgrade to washroom rac
Total Operating Expenses	\$181,049	\$134,689	\$129,700	\$164,141	\$144,450	11%
FINANCE						
Finance Costs	\$50,536	\$50,995	\$42,327	\$42,328	\$44,921	423
rr						
Total Expenditures	\$231,585	\$185,684	\$172,027	\$206,469	\$189,371	10%
Emergency Situations - Gas Pump		\$15,362 <b>\$201,045</b>				
Capital		\$151,321				
		\$352,366				

NE	Α	в	С	D	Е	G
	_				12/31/2020 not fina	l
1	2021 BUDGET			PLANNING		
2		2018	2019	20	20	2021
3	Revenues	Actuals	Actuals	Budget	Actuals	Budget
4	Grants					
5	Miscellaneous	\$57,901	\$53,446	\$45,000	\$63,025	\$50,000
5	Transfers/Loans		\$0	\$30,000	\$0	\$30,000
5	Total Revenues	\$57,901	\$53,446	\$75,000	\$63,025	\$80,000
7	Expenditures				A	
8	Salaries & Benefits	\$250,385	\$249,348	\$260,000	\$272,677	\$265,000
9	Training & Development	\$2,796	\$4,853	\$5,000	\$2,294	\$5,000
0	Travel	\$1,849	\$1,328	\$3,000	\$316	\$1,500
1	General Office	\$603	\$1,252	\$2,000	\$0	\$1,500
2	Communication Costs	\$2,153	\$3,006	\$3,000	\$1,837	\$4,000
3	Vehicle/Vessel Expenses	\$367	\$370	\$500	\$0	\$500
4	Material & Supplies	\$0	\$3	\$500	\$0	\$500
5	Professional Services	\$19,469	\$21,169	\$34,000	\$14,614	\$35,000
6	Zoning By-law Update		\$7,417	\$30,000	\$4,366	\$30,000
7	OMB Costs	\$534	\$2,708	\$0	\$0	\$0
8	Refunds	\$5,231	\$3,350	\$0	\$0	\$0
9	Transfer to Reserves	\$0	\$0	\$0	\$0	\$0
0 1	Transfers-to Planning Board	\$24,500	\$24,500	\$24,500	\$24,500	\$24,500
1 2	Total Expenses	\$307 886	\$319,304	\$362 500	\$320,604	\$367,500

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and the suggested in a suggested in a suggest i	Bodi         2018         2018         2018         2017 <th< th=""><th></th><th>н</th><th>G</th><th></th><th>E</th><th>D</th><th></th><th>С</th><th>8</th><th></th><th>A</th><th></th><th>ne</th></th<>		н	G		E	D		С	8		A		ne	
Model         Autobic         Autobic         Autobic         Buttorial         Butorial	Bit         Actual         Actual         Bodge         Bodge <thbodge< th="">         Bodge         Bodge</thbodge<>		1						10.0014		_		CAPITAL for 2021		
0         000000000000000000000000000000000000	10         2000000000000000000000000000000000000		-										010		
Section         Image: Section	Serves         Serves<		-												
process         1         7,21,22         1         40,000         10         10,000           (Max meaning)         2         7,21,22         40,000         10         10,000         1	a minute         \$ 7.73.20         Solution		4	\$50,000		54,922	\$70,000			31,484.33	5				
Image: specific	International (1)         3         J. ZA 20         490.000         90         80.000         Market Comparison (1)           International (1)         3         J. ZA 20         490.000         90         80.000         Market Comparison (1)	unmed by	and the second						\$9,723		-		Software		
1         1         2, 2, 2, 2, 2, 8         0	Infinite Generation         1         2.12.28         0 <td>vered by</td> <td>Modernization Grant</td> <td>\$40,000</td> <td></td> <td>\$0</td> <td>\$40,000</td> <td></td> <td></td> <td>7,475,29</td> <td>Ś</td> <td></td> <td>office equipment</td> <td></td>	vered by	Modernization Grant	\$40,000		\$0	\$40,000			7,475,29	Ś		office equipment		
Priori         Second         Second<	Participation         1         0.05/4.00         50.00         2010         2010           Participation         1         0.05/4.00         100.00<									27.152.88	Ś		office renovations	F [	
Price Barban         9         6,87/35         3166 200         82         1           Price Barban         1         50         50.00         52.01         1           Price Barban         1         50.00         52.01         51.00         51.00           Price Barban Light Stores with LEXTs and retail inclose activated sensors         1         51.00	Protect System         9         0.074 5         318.0.50         50         1           Protect System         6         0         50.00         52.01         60.00         52.01         60.00         52.01         60.00         52.01         50.00         52.01         50.00         52.01         50.00         52.01         50.00         57.00 <td< td=""><td></td><td>1</td><td>\$60,000</td><td></td><td>\$0</td><td>\$60,000</td><td></td><td></td><td></td><td>1</td><td></td><td>Office Generator</td><td>3</td></td<>		1	\$60,000		\$0	\$60,000				1		Office Generator	3	
Pince System         1         500         300         52.236         1           Percent System         1         500         1	Prince System         Image: System         State System System <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$140,520</td> <td>8,874,35</td> <td>S</td> <td></td> <td>Purchase Communication Tower</td> <td>· 1</td>		1						\$140,520	8,874,35	S		Purchase Communication Tower	· 1	
Physics         Image: solution activated servors         Image: solution activated servors         Solution activate activated servors         Solution activated servors         Solution activated servors         Solution activate activated servors <td>Press         Size S0         Size S0</td> <td></td> <td>1</td> <td></td> <td></td> <td>\$22,316</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Press         Size S0		1			\$22,316									
bit         Decision by th Dates with LED's and install motion activated sensors         J         Advances         Strate with LED's and install motion activated sensors           PP         2019         2019         2020         2020         5020         5020           Mater         4         4000         40000         40000         40000         40000           Mater         4         4000         40000         40000         40000         40000           Mater         4         40000         400000         400000         400000         400000           Nonh         5         6,00735         44335         400         400000         50000         5000000         5000000         500000 </td <td>b         ppp         301         317.0.000         351.000<td></td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td></td>	b         ppp         301         317.0.000         351.000 <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td>		1								-				
8         7,959:50         1710:572         1500:000         97.728         1516:000           2000 Trock         2019         2019         2010         201	B         74.066.65         9176.572         9200.000         127.288         5465.000           2000 Trock         2000 Tr		1		1-1									- 1	
PP         The second seco	PP         2016         2010         2	energy cost savings		the second se		\$27.229	\$200,000		\$179 573	74 986 95	6	10 Install motion activated sensors	Replace light fixtures with LED's and install mo	D [	
Actuals         Actuals         Actuals         Budget         Actuals         Budget           2         Actuals         Actuals         Actuals         Budget         Actuals         Budget           3         Actuals         Actuals         Budget         Actuals         Budget         Actuals         Budget           4         Actuals         Budget         Actuals         Budget         Actuals         Budget           5         Soft         So	Actuals         Actuals         Budget         Actuals         Budget           2000 Truck         -		<b>A</b> .,	\$105,000	ii	ψz1 200	0200,000		W110,012	74,000,001					
1         1	South         South Store Rearrang Complete         South Store Rearrang Compl		]										PPP	0	
Norr         I         Io	Notor         1         0         630         0000         0000           0         Abota         2018         2018         2020         8000         800         800         800 </td <td></td> <td></td> <td>Budget</td> <td></td> <td></td> <td>Budget</td> <td></td> <td>Actuals</td> <td>Actuals</td> <td>-</td> <td></td> <td>[accession]</td> <td>, i</td>			Budget			Budget		Actuals	Actuals	-		[accession]	, i	
Both Sol         So	BOD         SO         SO         SO         SO         SO         SO           0         ROADS         2018         2019         2020         2021         SUCH           0         ROADS         Actuals         Budget         Actuals         Act					\$39,392					1				
RADS         2018         2019         2020 <th< td=""><td>RADS         Autuals         Build for autuals         Construction         Statility         Statility</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td>Motor</td><td>2 [</td></th<>	RADS         Autuals         Build for autuals         Construction         Statility										-		Motor	2 [	
North         Actuals         Rouge         Actuals         Rouge         Actuals         Rouge           Starth Store Resurface Complete         6<	North         Actuals         Budget         Actuals         Actuals         Actuals         Actuals			\$0		\$39,392	\$0		\$0	\$0					
North         Actuals         Rouge         <	North         Actuals         Budget         Actuals         Budget         Actuals         Budget           Start Show Resurface Complete         6,002.55         50         5		1	2021	r 1	0	202	1 1	2010	2019	_		ROADS	0	
Summ         Sector         Sector <td>South         South         South         South         South           South         53.00.00         59.00.00</td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>·</td> <td></td> <td></td> <td></td>	South         South         South         South         South           South         53.00.00         59.00.00		-								·				
Service Community Read Reconstruction         5         6,97,55         0.000         0	Service Community Read Reconstruction         \$ 6,507.55         10000         0         environment (new construction (new construction)           Reconstruction/Rehate rest of Skerrycore Road - Calvert Replacements         \$ 6,507.55         \$ 51,200.000         \$ 51,200.000         \$ 53,000         \$ 53,000		church Carol			Actuals		+ +		Actuals	-				
B         000000000000000000000000000000000000	Bester Structure Preduction Product of Starry norms         Documents         Documents         Structure Preduction Preducting Preductin Preduction Preduction Preduction Preduction Preduction		Slurry Seal				20		\$43,535	6 507 55	1	nstruction			
BeconstructionRead Event and Skerryvore Road - Road Resurfacing         1 <td>B         Sector         Signature         Signature</td> <td></td> <td></td> <td></td> <td></td> <td>£0.04 .004</td> <td>1 000 000</td> <td>+</td> <td></td> <td>0,507.55</td> <td></td> <td></td> <td></td> <td></td>	B         Sector         Signature					£0.04 .004	1 000 000	+		0,507.55					
10         10         macling Starppore Read Improvements (if no funding)         5	10         Instruction         \$ 38,925.77         \$ 32,233         10         Column Hyper crossing           10         Nexth Shore Acad Complete         \$ 55,277         - <td>de</td> <td></td> <td></td> <td></td> <td>2961,631</td> <td></td> <td>+ +</td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td>	de				2961,631		+ +			-				
North Shore Road Curvert Repairs         0         <	Norm Shore Road Culvert Repairs         Common Network         Sector         Story year           Such         543.433         \$120.046         \$12.00.000         \$691.631         \$2.219.000           South						20		404.000	25 025 22	1				
Startywore Road Cuivent Repairs         Image: Control of Control o	Set         Image: 100         Image: 100 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>30,925.77</td> <td>2</td> <td>provements (in no runding)</td> <td></td> <td></td>									30,925.77	2	provements (in no runding)			
B         South           1         Search         \$23,433         \$120,046         \$1,200,000         \$961,633         \$2,219,000           5         South	B         Stadd, 333         B 120,046         S 1,200,000         Sp61,631         S 2,219,000           South								\$55,277		-				
South         South         South         South           1         Healey Lake 2nd Cuivert         5         50         57.288         50         57.288         50         57.288         50         57.288         50         57.288         50         50.00         \$50.0334         50         50.00         \$50.0334         50         50.00         \$50.0334         50         50.00         \$50.03         51.50.00         \$51.50.00         \$51.50.00         \$51.50.00         \$50.00 </td <td>South         Section         Section         Section         Section         Section           1 Mediap Lake 2nd Culvert         5         234/02.14         \$1,550         \$57,220         Image: Section 2000         \$56,000         \$57,220         Image: Section 2000         \$56,000         \$57,220         Image: Section 2000         \$56,000         \$57,220         Image: Section 2000         \$57,220         Image: Section 2000</td> <td></td> <td></td> <td>T_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><b>840.400</b></td> <td>-</td> <td></td> <td>Skerryvore Road Culvert Repairs</td> <td></td>	South         Section         Section         Section         Section         Section           1 Mediap Lake 2nd Culvert         5         234/02.14         \$1,550         \$57,220         Image: Section 2000         \$56,000         \$57,220         Image: Section 2000         \$56,000         \$57,220         Image: Section 2000         \$56,000         \$57,220         Image: Section 2000			T_						<b>840.400</b>	-		Skerryvore Road Culvert Repairs		
2         De Koran Road         \$ 23,482,0214         \$1,550         \$850,000         \$57,228         \$50000         \$50000         \$5	2         De Koran Road         \$ 23,402.14         \$1,550         \$863,000         \$\$7,220           Mapking PAR-Baha/Result         \$ 23,488,30         \$ 00         \$\$80,000         \$\$80,720         \$		-												
Kapikog Rd-Rehal/Resulf         \$ 233,488.30         \$ 00.00         \$ 920,000         \$ 920,000         \$ \$ 920,000         \$ \$ 920,000         \$ \$ \$ 100,000         \$ \$ \$ 100,000         \$ \$ \$ 100,000         \$ \$ \$ 100,000         \$ \$ \$ 100,000         \$ \$ \$ \$ 100,000         \$ \$ \$ \$ 100,000         \$ \$ \$ \$ 100,000         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Stanking Rd:Rehat/Result         \$ 233,488.30         \$ 90,000         \$ 90,000         \$ 90,000         \$ 90,000         \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ 90,000         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$								127 222		1				
Billackstone Crane Lake - Micro Surfaging - deferred to 2020         0         \$195,000         \$100,000         \$195,000         \$100,000         \$195,000         \$100,000         \$195,000         \$100,000         \$195,000         \$100,000         \$195,000         \$100,000         \$195,000         \$195,000         \$100,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$195,000         \$1	Bildestone Crane Lake - Micro Surfacing - deferred to 2020         Intersection         Strip Construction         Complete										_				
Bite/store         Str. 2000         <	Biteckstone Crane Lake - Crack Filling         Itelery Crane         Sti 5,000		Slurry Seal	5					\$0	233,488,30	Ş	antenne markantena.			
B         Healey Lake - Microsurfacing defarred to 2020         Interview         \$3900.000         \$3990.570         Ope Expense         Ope Expense         Ope Expense         Ope Expense         Ope Expense         Complete         Complete <td< td=""><td>Bit         Intelling Lake - Microsurfacing defended 2020         Intelling Lake - Microsurfacing defended 2020<td>158000 W</td><td>NT IN CAR</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td></td></td<>	Bit         Intelling Lake - Microsurfacing defended 2020         Intelling Lake - Microsurfacing defended 2020 <td>158000 W</td> <td>NT IN CAR</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td>	158000 W	NT IN CAR								-				
Tors Back Road - S69 000 for Grave/hrucking/grading     Stool of Grave/hrucking/grading     Ope Expense     Complete       Lodge Road - grave/hrucking/grading     Stool of Grave/hrucking/grading     Ope Expense     Complete       Lodge Road - grave/hrucking/grading     Stool of Grave/hrucking/grading     Ope Expense     Complete       Lodge Road - grave/hrucking/grading     Stool of Grave/hrucking/grading     Ope Expense     Complete       Joe Koran Road - Grave/Brucking/grading     Stool of Grave/hrucking/grading     Ope Expense     Complete       James Bay, Junckin Road prave/hrucking/grading     Stool of Grave/hrucking/grading     Ope Expense     Complete       James Bay, Junckin Road prave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading     Complete       James Bay, Junckin Road prave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading       James Bay, Junckin Road prave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading       Bak, Stool of Care Grave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading       James Bay, Junckin Road praving 150 m     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading     Stool of Grave/hrucking/grading       Blackstone Lake Road Bridge repairs	Fer Back Road - \$\$6,000 for Graveltrucking/grading         \$\$1,254         \$\$000,000         Ops Expense         Complete           Backin Road - graveltrucking/grading         \$\$10,000         Ops Expense         Complete         Complete           Jackin Road - graveltrucking/grading         \$\$2,262         Ops Expense         Complete         Complete           Jackin Road - graveltrucking/grading         \$\$2,262         Ops Expense         Complete         Complete           Jackin Road - graveltrucking/grading         \$\$2,262         Ops Expense         Complete         Complete           Jackin Road - graveltrucking/grading         \$\$2,261         Ops Expense         Complete         Complete           Jackin Road - graveltrucking/grading         \$\$2,261         Ops Expense         Complete         Complete           James Bay Junction Road parking Itom         \$\$21,010         \$\$10,000         S\$10,000         mew         \$\$27,000         S\$10,000         mew           Blacktoon Lake Road Bridge repairs         \$\$14,000         \$\$10,000         \$\$14,000         \$\$27,000         \$\$685,7,000         \$\$685,7,000         \$\$685,7,860         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,000         \$\$27,0		Healey-Crane								-				
Basel Road - grave/flux/sing/grading       005 Expense (Complete Jackin Road - grave/flux/sing/grading)       Complete 005 Expense (Complete 2005 Expense (Complete S12,000 S10,000 S22,000 S10,000 S2	B       Earls Road - grave/trucking/grading       Complete         Jackin Road - grave/trucking/grading       \$806       Ops Expense       Complete         Jules Koran Road - Grave/trucking/grading       \$2,262       Ops Expense       Complete         Jules Koran Road - Grave/trucking/grading       \$2,262       Ops Expense       Complete         Jules Koran Road - Grave/trucking/grading       \$2,262       Ops Expense       Complete         Jackin Road - grave/trucking/grading       \$2,262       Ops Expense       Complete         Jackin Road - Grave/trucking/grading       \$2,262       Ops Expense       Complete         Jackin Road - grave/trucking/grading       \$2,262       S10,000       Few         Jack Road Paring 150 m       \$2,260       \$12,700       Few         Blackstone Lake Road Bridge repairs       \$140,000       \$12,000       Feport - nay delay pending traffic counter surv         Kapikog Lake Road Culvert Repairs       \$256,890       \$219,3000       \$687,080       \$160,000         Statemer       \$220,000       \$685,788       \$166,000       \$27,000       \$285,690         PW Shop sand shed       \$39,013,65       \$37,500       \$asumes water is reasonably treatable - TBC w         Steamer       \$30,000       \$251,881       \$30,000       \$27,500 </td <td>350000 W</td> <td>1</td> <td></td> <td></td> <td>\$399,570</td> <td>\$360,000</td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td>	350000 W	1			\$399,570	\$360,000				-				
a Jackin Road - grave/trucking/grading Lodge Road - grave/trucking/grading Joe Koan Road - Gravel \$73,000 \$10,000 for durinage/guiderall S212,614 - Dos Expense Complete S10,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S12,000 S1,	a Jacklin Road - grave/thucking/grading Lodge Road - grave/thucking/grading Lodge Road - grave/thucking/grading Joe Koan Road - grave/thucking/grading Joe Koan Road - Gravel \$73,000/\$10,000 for Surface, \$20,000 for drainage/guiderail S2,262 Joe Koan Road - Gravel \$73,000/\$10,000 for Surface, \$20,000 for drainage/guiderail James Bay Junction Road paving 150 m James Bay Junction Road Paving 150 m State Food Draw State Food Bridge repairs <u>State Food Draw State Food Draw State Food Draw State</u> <u>State State Draw State</u> <u>State Food Draw State Food Draw State</u> <u>State Food Draw State Food Dr</u>			Ops Expense							-				
Codge Road - grave/it/ucking/grading         S2_262         Ops Expense         Complete           Joe Koran Road - Gravel \$73,0000 for Surface, \$20,000 for drainage/guiderail         \$212,614         Ops Expense         Complete           Jalegge Lake Road Hildshing and surface treatment         \$220,000         \$12,700         mew           Jalegge Lake Road Fillshing and surface treatment         \$23,000         \$12,700         mew           Blackstone Lake Road Bridge repairs         \$140,000         \$140,000         mew           Kapikog Lake Road All with plane         \$140,000         \$140,000         teport - may delay pending traffic counter survey           Secore for PW Shop sand shed         \$140,000         \$166,000         \$166,000           PW Shop water system         \$39,013.65         \$1,000         \$22,000           Steamer         \$10,000         \$1,000         \$1,000           2020 Pickup Toxic to replace 6 year old unit         \$1,000         \$1,000         \$1,000           Backhone (for North and South roads)         \$1,000         \$1,000         \$1,000         \$1,000           2020 Pickup Toxic to replace 6 year old unit         \$1,000         \$1,000         \$1,000         \$1,000         \$1,000           2020 Pickup (replace 01 - 2015 Ford to marina for season) + plow equipment         \$1,000	Codge Road - grave/trucking/grading         Ops Expense Complete         Ops Expense Complete           1 Lodge Road - Gravel \$73,000/\$100,000 for Surface, \$20,000 for drainage/guiderail         \$22,262         Ops Expense Complete         Ops Expense Complete           3 Legge Road - Gravel \$73,000/\$100,000 for Surface, \$20,000 for drainage/guiderail         \$21,2614         Ops Expense Complete         Ops Expense Complete           3 Legge Road - Gravel \$73,000/\$100,000 for Surface, \$20,000 for drainage/guiderail         \$21,2614         Ops Expense Complete         Ops Expense Complete           3 Legge Road - Gravel \$73,000/\$100,000 for Surface, \$20,000 for drainage/guiderail         \$21,000         \$140,000         \$74,000           Blackstone Lake Road Bridge repairs         \$140,000         \$140,000         \$74,000         \$8697,000         \$8687,788         \$160,000           6eneral         \$256,890         \$219,300         \$697,000         \$6687,788         \$160,000         \$97,500           9 W Shop water system         \$256,890         \$219,300         \$697,000         \$6687,788         \$160,000           2020 Pickup toreplace Bysar old unit         \$39,013,65         \$7,500         \$400,000         \$515,850         \$515,850           2020 Pickup toreplace Bysar old unit         \$53,90,000         \$26,148         \$2020 Pickup toreplace Mardia         \$52,000         \$51,358		Complete								-				
Joe Koran Road - Gravel \$73,000 \$100,000 for Surface, \$20,000 for drainage/guiderail         S212,614         Ope Extense         Ope Extense           2 J Legged Lake Road Hill ditching and surface treatment.         \$212,614         \$11,000         \$00         \$50,000         env           James Bay Junction Road paying 150 m         \$2256,890         \$12,700         env         \$312,000         \$12,700         env         \$327,000         Backstone Lake Road Bridge repairs         \$314,000         \$312,000         \$312,000         \$312,000         \$312,000         \$312,000         \$327,000         Backstone Lake Road Bridge repairs         \$312,000         \$327,000         \$327,000         Backstone Lake Road Culvert Repairs         \$3256,000         \$312,000         \$327,000         \$3685,788         \$166,000           Ceneral         1         \$2256,890         \$219,300         \$\$697,000         \$\$685,788         \$166,000           2         PW Shop water system         \$30,013,65         \$39,013,65         \$350,000         \$37,500         Assumes water is reasonably treatable - TBC with Water is \$200,000         \$31,585,000         \$31,585,000         \$31,585,000         \$31,585,000         \$31,592,000         \$31,585,000         \$31,585,000         \$31,585,000         \$31,585,000         \$31,585,000         \$31,585,000         \$31,585,000         \$31,585,000	Joe Koran Road - Gravel \$73,000 \$10,000 for Surface, \$20,000 for drainage/guiderall         Strand (mighter (mighter )         Complete (mighter (mighter)           2 J Legged Lake Road Hill ditching and surface treatment         600 Strand (mighter)         Strand (mighter)         Strand (mighter)         Strand (mighter)         Strand (mighter)           3 Legged Lake Road Hild ditching and surface treatment         600 Strand (mighter)         Strand (mighter)         Strand (mighter)         Strand (mighter)           Blackstone Lake Road Bridge repairs         514,000         \$00 Strand (mighter)         Strand (mi		Complete	Ops Expense							-				
2         3 Legged Lake Road Hill dicking and surface treatment         5         \$11,000         \$50         \$10,000         \$50         \$507,000         \$508,000         \$50,000	2         3 Legged Lake Road Hill ditching and surface treatment         511,000         50         \$10,000         new property and parking 150 m           3         James Bay Junction Road parking 150 m         \$22,000         \$12,700         new parking 150 m           Blackstone Lake Road Bridge repairs         \$140,000         \$127,000         \$127,000         \$127,000           Kapikog Lake Road Culvert Repairs         \$140,000         \$140,000         \$127,000         \$166,000           Cover for VW Shop sand shed         \$2256,890         \$2219,300         \$697,000         \$665,786         \$166,000           Backhoe (for North and South roads)         \$30,013,65         \$3165,000         \$3165,000         \$3165,000         \$3165,000         \$3165,000         \$3165,000         \$322,020         \$320,013,65         \$3165,000         \$320,000         \$22,014,010,000         \$322,020         \$320,000         \$32,013,000         \$320,000         \$32,014,010         \$320,000         \$32,014,010         \$320,000         \$32,014,010         \$320,000         \$32,014,010         \$320,000         \$32,014,010         \$320,000         \$32,014,010         \$320,000,010         \$320,013,010         \$320,013,010         \$320,013,010         \$320,013,010         \$320,010,010         \$320,010,010,010         \$320,010,010,010         \$320,010,010,010		Complete	Ops Expense							-	ng	Lodge Road - gravel/trucking/grading		
James Bay Junction Road paving 150 m         new           Blackstone Lake Road Bridge repairs         s12,700         new           Kapricog Lake Road Cutvert Repairs         s140,000         \$140,000         s160,000           Stankow         \$2256,890         \$219,300         \$685,788         \$166,000           General         \$256,890         \$219,300         \$685,788         \$166,000           Cover for PW Shop sand shed         \$30,013,65         \$165,000         \$255,000           Backhoe (for North and South roads)         \$30,013,65         \$37,500         \$429,500           2012 Pickup to replace 0 - 2015 Ford to marina for season) + plow equipment         \$ 515,081,00         \$7,500           2020 Pickup Croplace 01 - with plow         \$30,000         \$26,131         \$220,000           2020 Pickup Croplace 01 - with plow         \$ 5,817,62         \$6,000         \$20,000           Scanner for equipment         \$ 5,817,62         \$6,000         \$20,000         \$6,000           Replacement Unit 09         \$ 5,817,62         \$6,000         \$6,000         \$6,000         \$6,000           Tiger Dams         \$ 5113,976         \$0         \$240,000         \$26,000         \$6,000         \$6,000         \$6,000	James Bay Junction Road paving 150 m         Image: state		Complete	Ops Expense					\$212,614			\$100,000 for Surface, \$20,000 for drainage/guiderail	Joe Koran Road - Gravel \$73,000/ \$100,000 f	1	
Blackstone Lake Road Bridge repairs         Statumes	Blackstone Lake Road Bridge repairs     Max       Kapikog Lake Road Bridge repairs     S12000       Kapikog Lake Road Cuivert Repairs     S12000       Sceneral     S256,890       Scorer for PW Shop sand shed     S160,000       Backhee (for North and South roads)     S165,000       PW Shop water system     \$ 39,013.65       Steamer     \$ 51,081.00       Steamer     \$ 51,081.00       2012 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment     \$ 54,063.61       2020 Pickup Replace 01 - with plow     \$ 54,063.61       2020 Pickup Replace 01 - with plow     \$ 5,817.62       Scenner for equipment     \$ 5,817.62       Barties (Covid) 18     S 5,817.62       Redar Speed Monitor     \$ 5,817.62       Still 3.976     \$ 113.976		new	\$10,000 n	-				_						
Biological Biologic repairs         S140,000         S1	Biackstone Lake Road Endge repairs         S140,000         report - may delay pending traffic counter survers           Kapikog Lake Road Culvert Repairs         \$140,000         stopport - may delay pending traffic counter survers           Secretal         \$256,890         \$219,300         \$685,788         \$166,000           Cover for PW Shop sand shed         \$39,013,65         \$50,000         \$256,500         \$250,000           PW Shop water system         \$39,013,65         \$15,081,00         \$165,000         \$4165,000           PW Shop water system         \$15,081,00         \$15,081,00         \$165,000         \$410,000         \$165,000           2010 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment         \$54,063,61         \$30,000         \$26,148         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,581         <		new	n		\$12,700	\$23,000					(50 m	James Bay Junction Road paving 150 m	3	
Kapikog Lake Road Culvert Repairs         Site         Site Not Karl Plant Site           General         \$256,890         \$219,300         \$667,000         \$665,788         \$166,000           Cover for PW Shop sard shed         \$39,013,65         \$65,000         \$256,800         \$256,000         \$256,000           Backhoe (for North and South roads)         \$39,013,65         \$39,013,65         \$35,000         \$316,000           2020 Pickup replace 08 - 2015 Ford to marina for season) + plow equipment         \$54,063,61         \$30,000         \$26,148         \$30,000         \$26,148         \$320,000         \$26,148         \$320,000         \$26,148         \$30,000         \$26,148         \$320,000         \$26,148         \$30,000         \$26,148         \$30,000         \$26,148         \$320,000         \$26,148         \$320,000         \$26,148         \$320,000         \$26,148         \$320,000         \$26,148         \$30,000         \$26,148         \$320,000         \$26,148         \$320,000         \$351,585         \$30,000         \$26,148         \$330,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000         \$36,000 <td>Kapikog Lake Road Culvert Repairs         Site Note Repairs         Site Note Repairs           Standbox         \$256,890         \$219,300         \$687,000         \$685,788         \$166,000           General         1         \$256,890         \$219,300         \$687,000         \$685,788         \$166,000           Cover for PW Shop water system         \$60,000         \$52,000         \$685,788         \$166,000           Backhoe (for North and South roads)         1         \$52,000         \$250,000         \$250,000           Yee Shop water system         \$39,013,65         1         \$3165,000         \$250,000           Steamer         \$15,081.00         1         \$37,500           2018 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment         \$54,063,61         1         \$2020 Pickup to replace Mazda         \$30,000         \$26,148         \$2020 Pickup Covid         1         \$2020 Pickup are place Mazda         \$30,000         \$52,544         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,51,52         \$56,500         \$51,51,52</td> <td>commendation</td> <td>\$127,000 Based on 2017 engineering recommer</td> <td>\$</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Plashet state P and P in the</td> <td></td>	Kapikog Lake Road Culvert Repairs         Site Note Repairs         Site Note Repairs           Standbox         \$256,890         \$219,300         \$687,000         \$685,788         \$166,000           General         1         \$256,890         \$219,300         \$687,000         \$685,788         \$166,000           Cover for PW Shop water system         \$60,000         \$52,000         \$685,788         \$166,000           Backhoe (for North and South roads)         1         \$52,000         \$250,000         \$250,000           Yee Shop water system         \$39,013,65         1         \$3165,000         \$250,000           Steamer         \$15,081.00         1         \$37,500           2018 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment         \$54,063,61         1         \$2020 Pickup to replace Mazda         \$30,000         \$26,148         \$2020 Pickup Covid         1         \$2020 Pickup are place Mazda         \$30,000         \$52,544         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,524         \$52,51,52         \$56,500         \$51,51,52	commendation	\$127,000 Based on 2017 engineering recommer	\$	1								Plashet state P and P in the		
S         S256,890         S219,300         S687,000         S685,788         \$166,000           General         1 tonne pick up truck to replace 6 year old unit          \$60,000         \$250,000         \$868,000           Backhoe (for North and South roads)           \$250,000         \$165,000         \$165,000           PW Shop water system         \$39,013.65          \$7,500         \$165,000         \$165,000           2018 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment         \$54,063.61          \$7,500         \$15,081.00          \$15,081.00          \$2020 Pickup replace Mazda         \$2020 Pickup concluse Coll - with plow         \$54,063.61          \$2020 Pickup Coll - with plow         \$550,000         \$51,585         \$54,043         \$52,9244         \$52,020         \$52,9244         \$52,020         \$52,9244         \$52,020         \$52,9244         \$52,020         \$52,9244         \$52,020         \$51,585         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,033         \$54,030         \$51,786         \$54,033         \$54,032,000         \$56,000         \$56	Second state         \$256,890         \$219,300         \$685,788         \$166,000           General         1 tonne pick up truck to replace 6 year old unit         \$600,000         \$600,000           Cover for PW Shop sand shed         \$3250,000         \$865,788         \$166,000           Backhoe (for North and South roads)         \$39,013,65         \$37,500           PW Shop water system         \$39,013,65         \$37,500           Steamer         \$15,081.00         \$37,500           2018 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment         \$54,063.61         \$30,000         \$26,148           2020 Pickup a Covid         \$30,000         \$25,148         \$30,000         \$25,148         \$30,000         \$25,148         \$30,000         \$25,148         \$30,000         \$25,148         \$30,000         \$55,1585         \$30,000         \$55,1585         \$30,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,585         \$50,000         \$51,311         \$50,000         \$51,311         \$50,000         \$51,311         \$51,311         \$51,320         \$260,000         \$6,000         \$6,000         \$6,000         \$6,000         \$6,000         \$6,000         \$6,000         \$6,000         \$6,000         \$6,000	er survey	report - may delay pending traffic counter surve	\$140,000	-				_		-				
General       Steamer       Steamer       Steamer       Stopped	General         Cover for PW Shop sand shed         Statumes water is reasonably treatable - TBC w           1 tonne pick up truck to replace 6 year old unit            \$\$60,000           Backhoe (for North and South roads)            \$\$15,081.00         \$\$165,000           2019 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment         \$\$54,063.61         \$\$7,500         \$\$30,000         \$\$26,148         \$\$2202 Pickup to replace Mazda         \$\$29,244         \$\$2202 Pickup c replace Mazda         \$\$29,244         \$\$2202 Pickup Replace 01 - with plow         \$\$15,985         \$\$2020 Pickup and the plow         \$\$29,244         \$\$2020 Pickup and the plow         \$\$29,245         \$\$2020 Pickup and the plow         \$\$29,245         \$\$2020 Pickup and the plow         \$\$29		n	the second se				<del>   </del>		0050.000	-	5	Rapikog Lake Road Culvert Repairs		
1 tonne pick up truck to replace 6 year old unit       s60,000         Cover for PW Shop sand shed       s25,000         Backhoe (for North and South roads)       s39,013.65       s165,000         PW Shop water system       \$ 39,013.65       s165,000         Steamer       \$ 15,081.00       s30,000         2018 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment       \$ 54,063.61       s         2020 Pickup Replace Mazda       s30,000       \$26,148       s         2020 Pickup Replace OI - with plow       s7,200       \$7,113       s         Scanner for equipment       \$ 5,817.62       \$6,000       \$6,000         Barriers (Covid) 18       s       \$5,817.62       \$6,000       \$6,000         Replacement Unit 09       \$ 5,817.62       \$6,000       \$292,007       \$113,976       \$17,800       \$217,731	1 tonne pick up truck to replace 6 year old unit       s60,000         Cover for PW Shop sand shed       s25,000         Backhoe (for North and South roads)       s30,013.65       s156,000         PW Shop water system       \$ 39,013.65       s7,500         Steamer       \$ 15,081.00       s7,500         2018 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment       \$ 54,063.61       s20,000         2020 Pickup to replace Mazda       s2020 Pickup covid       s50,000         2020 Pickup Covid       s50,000       \$26,148       s2020 Pickup Covid         Barriers (Covid) 18       s50,000       \$57,200       \$7,113         Barriers (Covid) 18       s60,000       \$6,011       s60,000         Radar Speed Monitor       \$ 5,817.62       \$6,000       \$6,000         Replacement Unit 09       s0       \$17,800       \$27,000         Tiger Dams       \$113,976       \$0       \$402,200       \$429,958       \$263,500			\$166,000		\$685,788	\$697,000		\$219,300	\$256,890	L			5	
Cover for PW Shop sand shed         Steamer         Steamer         Steamer         Stop sand for season) + plow equipment         Stop sand shed         Steamer         Stop sand shed         Stop sand shed <t< td=""><td>Cover for PW Shop sand shed         Steamer         Ste</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Cover for PW Shop sand shed         Steamer         Ste														
Backhoe (for North and South roads)         S	Backhoe (for North and South roads)         Image: Constraint of South roads)         States         States <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td>ear old unit</td><td></td><td></td></th<>										-	ear old unit			
PW Shop water system         \$ 39,013.65         \$ \$ 39,013.65         \$ \$ \$ 39,013.65         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	PW Shop water system         \$ 39,013.65         \$ \$ 7,500           Steamer         \$ 15,081.00         \$ \$ 7,500           2018 Pickup (replace 08 - 2015 Ford to marina for season) + plow equipment         \$ 15,081.00         \$ \$ 15,081.00           2020 Pickup to replace Mazda         \$ \$ 30,000         \$ \$ 26,148         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$				_										
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B         2020 Pickup - Covid         500,000         529,244           2020 Pickup Replace 01 - with plow         \$50,000         \$51,585           Scanner for equipment         \$7,200         \$7,113           Barriers (Covid) 18         \$5,817.62         \$6,000           Radar Speed Monitor         \$5,817.62         \$6,000           Replacement Unit 09         \$0         \$292,007           Tiger Dams         \$113,976         \$0         \$402,200         \$429,958         \$263,500	B         2020 Pickup - Covid         State         State           2020 Pickup Replace 01 - with plow         \$50,000         \$51,585         State           Scanner for equipment         \$7,200         \$7,113         State           Barriers (Covid) 18         \$6,000         \$6,131         State           Radar Speed Monitor         \$5,817.62         \$6,000         \$60,000           Replacement Unit 09         \$0         \$291,200         \$292,007         Tiger Dams           \$113,976         \$0         \$402,200         \$429,958         \$263,500		1							54,063.61	15	a to manna for season) + plow equipment	2010 Pickup (replace 08 - 2015 Ford to marina	, E	
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			L		CONTRACTOR OF A	THE OWNER OF THE OWNER OWNER OF THE OWNER OWNE	and the second division of the second divisio				-		Liger Dams		
				\$263,500		\$429,958	\$402,200		\$0	\$113,976					
														>	
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	$\mathbf{N}$														

Line

60	SOLID WASTE	-	2018	2019	20	20	2021	1	
61			Actuals	Actuals	Budget	Actuals	Budget	1	
62	Site 9 weigh scale				\$0			Scale plus concrete foundation	
63	Recycling Compactors 10 bins @ 5 sites				\$0			deferred to 2021	\$500,000
64	New Rolloff			\$0	\$0	\$0	\$0	deferred to 2022	\$300,000
65		Ē	\$0	\$0	\$0	\$0	\$80,000	1	
66	PAB Transfer Station Shack	П	1		\$30,000		1 1	Dew	
		4) ( <b>L</b>				L	- <b>!</b>	- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10	
67	Sheepshead ramp - dock	TT			1			1	
68	Devil's Elbow dock/crib replacement				\$12,000			1	
69	Woods Bay crib/walkway extension				\$5.000		\$10,000	1	
							_	Extends life cycle of older barge boat and outboard an	d
								we will sell two other older boats - a 17' side console	
								and an 18' old building inspection boat, both valued	
	New Stanley boat						\$36,000	around \$10,000.	
70	Replace Old Building boat for waste south transportation				\$70,000	\$44,748		Building department purchased in 2003 - useful life 15 years	
71	New Outboard for old building boat	5		\$0				replace entire unit	covered by re
72			\$0	\$O	\$87,000	\$44,748	\$46,000		
75	HEALTH		2018	2019	20	20	2021	]	
76			Actuals	Actuals	Budget	Actuals	Budget	]	
77	Nursing Station/Ambulance Base	5	264.57		\$20,000	\$2,999	\$50,000	potential bldg improvements	
	REARCATION	-					1	1	
80	RECREATION	-		2019		20	2021	-	
81				Actuals	Budget	Actuals	Budget	-	
82	PABCC Porch			\$1,206					
83	PAB - new chairs requested wait on quote	\$							
84	PAB generator	\$			\$35,000			parts hard to find for current unit and does not have a	
85	PABCC HVAC new/change	5			\$60,000		\$50,000		t application
86	PABCC Playground	\$	112,486.72	\$1,202				Complete	
							\$10,000		
87	PABCC roof				\$200,000			-	0 now \$200,0
88	PABCC boiler			· · · · ·	\$50,000			to be assessed together with potential \$100k grant	
89	PAB Wharf modifications - high water protection				\$15,500		\$100,000	application	
90	Hi Wendy - Roof item has been removed. FYI	1					-		
	Replace light fixtures with LED's and install motion activated sensors							Will use govt, rebates and will result in maintenance	
	PAB Lighthouse - Electrical upgrade (\$4k) and Water system (\$10k)						\$14,000	and energy cost savings	
91	Signage for Nursing station, community centre, banners and highway welcome to PAB signs								
31			0101700	as (00)	1	0.07 CO.	\$35,000		
	Total Capital Expenditures	<u> </u>	\$124,792	\$2,408	\$360,500	\$167,903	\$274,000		
				1	1			1	
	Access Points - South							1	
	Dock and crib replacement at Foxback						\$20,000	1	
	2 dock replacements at Pine Bay						\$30,000		
	Dock replacement at Kapikog Lake						\$15,000		
		1	"Î	Î	1	i i i	\$65,000		
								a	
100	Holiday Cove		2018	2019	20	20	2021	1	
101	Expenditures		Actuals	Actuals	Budget	Actuals	Budget	1	
102	Breakwater/Dock	s		\$122 600	\$0			Complete	

10 16,789.27 5,118.04 \$122,600 \$26,953 \$0 \$0 \$0 102 Breakwater/Dock \$ Complete Building 103 S Complete Capital Expenditures-land/bldg improvements Road maintenance & increase parking 104 \$0 \$75,000 Quote to come Holiday Cove 105 \$ 21,907.31 \$149,554 \$0 \$0 \$75,000 106

\$663,896

\$669,880 \$0 \$2,966,700 \$2,359,658 \$0 \$3,403,500

107

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Non-Controllable

		12/312020 not final											
1	2021 BUDGET			MPAC									
2		2018	2019	202	0	2021							
3		Actuals	Actuals	Budget	Actuals	Budget							
4	Misc. Consultants	\$165,418	\$163,568	\$162,264	\$162,264	\$160,547							
5	7												
6	Total Expenditures	\$165,418	\$163,568	\$162,264	\$162,264	\$160,547	-1%						

10		OPP												
11		2018	2019	202	20	2021								
12	[	Actuals	Actuals	Budget	Actuals	Budget								
13	Misc. Consultants	\$0	\$0											
14	Transfers-General	\$732,120	\$661,095	\$710,660	\$705,152	\$700,447								
15	Transfers to Reserves													
16														
17	Total Expenses	\$732,120	\$661,095	\$710,660	\$705,152	\$700,447	-1%							

20		Ambulance												
21	-	2018			2019			20	20			2021	Ê.	
22			Actuals		Actuals			Budget		Actuals		Budget	(	
23	Transfers-General		604,427	\$	611,344		\$	624,831	\$	692,743	\$	652,136	l .	
24	Transfers to Reserves													
25														
26	Total Expenses	9	604,427	\$	611,344		\$	624,831	\$	692,743	\$	652,136	4%	

30		Health Unit												
31			2018		2019		20	20			2021			
32			Actuals		Actuals	E	Budget		Actuals		Budget			
33	Transfers-General	\$	21,288	\$	26,453	\$	27,775	\$	25,539	\$	25,539			
34				9										
35	Total Expenses	\$	21,288	\$	26,453	\$	27,775	\$	25,539	\$	25,539	-8%		

LINE	Α	в		С		D		E	G	н	Page 17B
40					Belve	dere Heights	s				
41	-	201	8	2019		20	)20		2021		
42		Actua	als	Actuals		Budget	Ac	tuals	Budget		
43	Infrastructure Costs	\$11	8,720	\$112,000		\$0					
44	Transfer to Reserves										
45	Transfers-Levy	\$ 330	),444   \$	\$ 334,339	\$	333,292	\$ 3	333,292	\$ 297,309		
46											
47	Total Expenses	\$ 449	9,164	\$ 446,339	\$	333,292	\$ 3	333,292	\$ 297,309	-11%	

50 DSSAB									1					
51	51		2018		2019		2020		2021		1			
52			Actuals		Actuals			Budget		Actuals		Budget		
53	Transfer to Reserves													
54	Transfers-Levy		\$ 920,849	\$	921,823		\$	914,179	\$	914,178		\$ 909,553	final	
55														
56	Total Expenses		920,849	\$	921,823		\$	914,179	\$	914,178		909,553	]	-1%

60	Education									
51	2018	2019	2020		2021					
2	Actuals	Actuals	Budget	Actuals	Budget					
3 Transfer to Reserves										
54 Transfers-Levy	\$ 3,456,427	\$ 3,341,864	\$ 3,234,621	\$ 2,434,903	\$ 3,245,530					
5										
66 Total Expenses	\$ 3,456,427	\$ 3,341,864	\$ 3,234,621	\$ 2,434,903	\$ 3,245,530					

2021-04-071:19 PMC:\Users\MWeaver\AppData\Local\Temp\2021 Draft Department Budgets\_April-1.xlsx

SLP

Subject: FW: Mark your mayor's calendar - #DoctorsDay2021 coming May 1st From: <bert@colishcreations.com> Date: 2021-04-07, 8:54 a.m. To: "'Maryann Weaver'" <mweaver@thearchipelago.on.ca>, "'John Fior'" <jfior@thearchipelago.on.ca>

Do we want to bring this up at council and discuss and decide how the TOA will participate?

Thanks, Bert Bert Liverance bert@colishcreations.com www.bertliverance.com 905 424 8551

From: Lucas Meyer <lmeyer@enterprisecanada.com> Sent: April 7, 2021 8:51 AM Subject: Mark your mayor's calendar - #DoctorsDay2021 coming May 1st

Hello,

The Ontario Medical Association's highly-anticipated Doctors Day 2021 is coming up on May 1<sup>st</sup> and the OMA is asking all mayors across the province to participate.

This year's day of celebration for our doctors obviously has special meaning, after more than a year of our physicians fighting COVID-19 on the front lines.

This year, we're asking all mayors in Ontario to post about #DoctorsDay2021 on their social media feeds, such as Twitter, Facebook, Instagram and Tik Tok.

Mayors are encouraged to write a personal message, share a video, show images from their visits to hospitals and clinics or highlight a special physician in their community or public health unit.

Municipalities are also encouraged to light up any local landmarks in blue to take part in the day, which will include for example the CN Tower and Niagara Falls.

If you could confirm and let us know your mayor, reeve, chief or warden's participation, it would be greatly appreciated.

Lucas Meyer Senior Consultant M- 647-381-2540 Twitter: @meyer\_lucas enterprisecanada.com

# **ENTERPRISE**

595 Bay Street, Suite 1202 Toronto, ON M5G 2C2

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From: <a href="mailto:rkindersley@georgianbay.ca">rkindersley@georgianbay.ca</a> Sent: March 31, 2021 5:12 PM

Sent: Warch 31, 2021 5:12 PW

**To:** Bert Liverance <<u>bertliverance@andrewswireless.net</u>>; David Ashley <<u>dsashley@sympatico.ca</u>>; Alice Barton <<u>alice.barton@gmail.com</u>>; Rick Zanussi <<u>rick@canadiancontractingservices.com</u>>; 'Earl Manners' <<u>earlmanners@gmail.com</u>>; Peter Frost <<u>phfrost44@gmail.com</u>>; 'Scott Sheard - PaBIA' <<u>sheard@rogers.com</u>>; 'Greg Andrews' <<u>gandrews7062@gmail.com</u>>; 'Laurie Emery' <<u>lauriemayemery@gmail.com</u>>; 'Grant Walker' <<u>grant@olresources.ca</u>>; 'lan Mead' <<u>ianm@vianet.ca</u>>

Cc: 'Frances Carmichael' <<u>frances@francescarmichael.ie</u>>; 'Rob Bosomworth' <<u>rbosomworth@gmail.com</u>>; 'John Fior' <<u>jfior@thearchipelago.on.ca</u>> Subject: Decibel Project Coalition

Dear Reeve and Councilors,

GBA is a founding member of the Decibel Project Coalition lead by Safe Quiet Lakes (SQL) who have done an excellent job gathering interest and support for introducing new boating noise regulations in Canada that match those that have been successfully introduced in Europe and the US.

The current regulations in Canada are inadequate and provide police with no viable tool to address boat noise issues.

The Coalition's objective is to have the Federal government adjust boating regulations to include decibel limits on boat engine noise. Countries in the European Union and most states in the United States have these limits. To date the Coalition members are lake associations from across Canada, and we are now reaching out to municipalities and other stakeholders to join the Coalition. A backgrounder on the Coalition and the proposed regulation is attached.

Also attached is a draft proposed resolution of support from yourselves should you wish to pass it.

I have copied the SQL directors, who will follow up with you directly on this proposal. One option would be to arrange a deputation to Council on this matter, should that be of interest, or is needed to answer questions you might have.

Please note that some municipalities in the Muskoka area have already passed the attached resolution in support.

Many thanks for your consideration.

Best Regards

Rupert

Rupert Kindersley

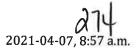
Executive Director

(416) 985-7378

rkindersley@georgianbay.ca



georgianbay.ca



#### Draft Municipal Motion to officially and publicly support the Decibel Coalition

Resolution Number: xxx001

**Resolution Date:** 

- Resolution: To officially become a member of Safe Quiet Lakes' national Decibel Coalition
- Whereas:Safe Quiet Lakes has established the national Decibel Coalition of like-minded<br/>stakeholders called the "Decibel Coalition" and
- Whereas:The objective of the Decibel Coalition is to have the Small Vessel Regulation<br/>SOR-2010-91 enhanced by the Federal Government/Transport Canada to<br/>include decibel limits on the amount of noise from boat motors and provisions<br/>for effective and easy enforcement procedures and
- Whereas: Excessive noise from boat motor noise on our waterways has been a pervasive, persistent and growing problem for many years in the [*Your Municipality*] and
- Whereas: Jurisdiction of Canadian waterways is with the Federal Government and as such municipalities cannot make by-laws for our lakes and rivers and
- Whereas: The current legislation requires boat motors to have a working muffler but has no performance requirements for sound emissions measured in decibels limits and
- Whereas: Police are reluctant to lay charges with regards to the muffler law and

Whereas: Transport Canada has recently opened the opportunity to discuss and receive comments on possible options for changes to the Small Vessels Regulation with regards to boat muffler and sound emissions and

Whereas: This municipality would welcome enactment of these improved regulations in the interests of our community

#### Now, therefore be it resolved that:

The Municipality will:

- officially and publicly join as a member and support the Decibel Coalition and
- allow the Decibel Coalition to use our name and logo and reference our membership in their communications with other government agencies and committees, other Decibel Coalition Members, and promotion of the Decibel Coalition's objectives in social media and the press and
- communicate about the Decibel Coalition to our community and encourage their support of the Decibel Coalition and
- encourage other municipalities to join the Decibel Coalition

Approved by:

Date Approved:



### The DECIBEL COALITION BACKGROUND PAPER FOR MUNICIPAL COUNCILLORS AND STAFF

The Decibel Coalition was established by Safe Quiet Lakes ("SQL") in November 2019 with the objective to have the Small Vessel Regulation SOR-2010-91 enhanced by the Federal Government/Transport Canada to include decibel limits on the amount of noise from boat motors and provisions for effective and easy enforcement procedures. The Coalition operates under the umbrella and with administrative and website support of SQL. A committee of 8 including 2 from outside Ontario runs the Coalition on behalf of its members.

Safe Quiet Lakes (SQL) is a volunteer organization in Muskoka. Their objective is to make the Muskoka lakes safer and quieter to ensure the sustainable enjoyment of a treasured shared resource through education and advocacy. <u>www.safequiet.ca</u>.

Excessive boat noise is a persistent, pervasive and growing problem on Canadian waterways. From Lake Memphremegog in Quebec through cottage country in Ontario and out to lakes Okanagan, Salmon Arm and Shuswap in BC the increase in the number of high performance boats with little or no mufflers is spoiling the cottage experience.

SQL has done two extensive surveys of cottager's attitudes regarding various issues. The most recent was done in 2017. It found that support for stronger enforcement of muffler regulations (67%) and enacting decibel limits through legislation (61%) were two of the top 4 issues to enjoying the boating experience.

Jurisdiction of Canadian waterways is with the Federal government. Provincial and Municipalities are without means to address issues that affect many of their constituents. . Interestingly enough a number of municipalities in western Canada have passed bylaws out of frustration from excessive boat motor noise. These include Regional District of Central, Okanagan, City of Vernon, City of Penticton and Cowichan Valley Regional District. Others have taken an approach based on awareness and communication recognizing their jurisdictional limits.

The Small Vessel Regulation requires most boats to have a working muffler. But the definition of muffler is difficult to enforce and police agencies have, for the most part, stopped enforcing it. The regulations do require muffler diverters to be visibly disengaged so that they cannot be

used while operating the boat. Sanctioned races, boats built before Jan 1 1960 and boats operating 5 NM or more from shore are exempt from having mufflers.

In the United States, over 27 states have laws that set limits on the amount of noise from boat motors. Those limits are set in decibels and are usually accompanied by efficient and effective enforcement procedures. Many are based on the Model Noise Act which was established by the National Association of Boating Law Administrators (NASBLA) and is supported by National Marine Manufacturers Association.

There are two internationally accepted standards for measuring boat motor noise on the water: SAE J1970 Shoreline Sound Level Measurement Procedure for Recreational Motorboats and SAE J2005 Stationary Sound Level Measurement Procedure for Recreational Motorboats. Both of these standards are included in the Model Noise Act and used extensively in the USA. The Decibel Coalition believes that enhancement to the existing Transport Canada Regulations should include the basic elements of the Model Noise act using measurement procedures defined in SAE J1970 and J2005.

The European Union has detailed legislation for construction and assembly standards to ensure that the noise emission remain within defined limits. The tests are defined by the standard ISO 14509. Importantly, the decibel limits in both the USA and the EU are essentially the same with some minor variation by state in the USA.

To date the Decibel Coalition has 20 lake associations in three provinces: Ontario, BC and Quebec. These represent over 10,000 families. The Coalition, with the support of SQL, has close relationships with the Ontario Provincial Police, the NMMA, various municipal councils in Muskoka, active contacts in Boating BC, Boating Ontario, Canadian Safe Boating Council and contacts in Transport Canada. The committee meets every 2 weeks and has done so since inception. The committee has two strong members in each of BC and Quebec. The BC member is responsible for the provinces west of the Ontario boarder.

In November 2020 Transport Canada made a presentation at the Canadian Marine Advisory Council (run by Transport Canada) where they opened up "the opportunity discuss and receive comments on possible options for the future" with regard to the Small Vessel Regulations relating to recreational boat motor muffler and sound. They recognize that "Noise emissions from pleasure craft have been a growing concern since the 1990s" and "Complaints from communities and the public about noise have continued over the years." This is very encouraging news as it means the opportunity is ripe to move forward.

The Coalition believes that participation and support by municipalities is an important factor in convincing Transport Canada and ultimately the Federal Government to enhance the regulations. Municipal support will give significant strength to the importance of this initiative. Decibel limits for boat motor noise with efficient and effective enforcement processes will give enforcement agencies efficient and effective tools to address those outliers who currently operate boats with excessive noise without check.

The Decibel Coalition and SQL would like to request that your municipality join the Decibel Coalition and help in the goal to make the waterways in Canada a better experience for all.

## Township of The Archipelago

#### Information Report to Council

Report No.:FIN-2021-02Date:April 6th, 2021Originator:Wendy Hawes, TreasurerSubject:covid-19 Pandemic – Property Tax Support for Taxpayers

# **Recommendation:**

- 1. Staff recommend not waiving penalty and interest at this time but rather provide assistance to businesses and residents on a case by case basis; and
- It is further recommended that staff attempt to connect businesses with existing government assistance programs where needed and working with residents to develop alternative payment plans.

## **Purpose of Report:**

To advise Council what financial support the Provincial and Federal governments are providing to small businesses and to recommend that staff work with property owners on a case by case basis if they are have difficulty paying their property taxes.

# **Background:**

In March of 2020, at the onset of the corona virus (COVID-19) pandemic, the Province of Ontario declared a State of Emergency. At that time, there was great uncertainty on how long the pandemic would last and how businesses would cope through the pandemic. The province witnessed widespread business closures contributing to a significant financial impact on residents and businesses.

In order to provide a form of assistance, Council at their April 2020 meeting, passed Bylaw 20-16 waiving penalty/interest charges on the 2020 interim bill along with waiving penalty for the time-period from March 31, 2020 to November 30, 2020.

This allowed ratepayers who were having financial difficulties to defer payment of their interim taxes and other charges without penalty and interest. Ratepayers were still encouraged to pay their taxes if they were able as they would be charged penalty and interest for any outstanding balance on their account starting December 1<sup>st</sup>, 2020.

On January 12, 2021, the Province of Ontario declared a second State of Emergency and a Stay-at-Home order which took effect on January 14, 2021.

Last year when council approved the waiving of penalty and interest, it found that some ratepayers, who were believed to be more than able to pay their taxes, withheld their payment through the grace period until such time the Township started to add penalty and interest again. If the Township were to again waive penalty and interest charges again these businesses and others, who could afford to pay their taxes may choose to withhold their payments until such time the Township started to add penalty and interest again. This could mean hundreds of thousands of tax dollars being withheld with no consequences.

Staff is not recommending waiving penalty and interest.

In researching what other municipalities are doing for relief for 2021, it was found that the majority are not offering any relief programs.

If we were to waive penalty and interest on 2021 current year taxes, this could mean the potential loss of \$40,000.00 in revenue.

For businesses who are having financial difficulties, the Federal and Provincial governments are offering programs to help those businesses as they did last year. There is the New Ontario Support Grant which provides \$10k to \$20 that can be used to cover any expenses for business that were forced to shut down.

If residents who are having difficulty paying their tax installments this could be reviewed on a case by case basis. They can contact the tax department to work out a payment plan to assist with managing their outstanding account. The Township offers a Pre-Authorized Payment plan for those property owners who wish to have their tax payments spread out over 10 months. The advantage of the pre-authorized payment plan is that it spreads the payments out over 10 months rather than the fewer installment dates.

# Staff Recommendation:

Staff recommend not waiving penalty and interest at this time but rather provide assistance to businesses and residents on a case by case basis. It is further recommended that staff attempt to connect businesses with existing government assistance programs where needed and working with residents to develop alternative payment plans.

# Advantages and/or Disadvantages of Staff Recommendation:

<u>Advantage</u> –this will keep our tax collection at a steady rate and the Township will not lose out collecting penalty and interest on current year taxes arrears. The Township will assist the ones that are suffering severely during these difficult times.

<u>Disadvantage</u> - no form of relief provided to all residents and businesses like there was in 2020.

#### **Recommends Council Approval:**

Yes

# **Determination for Council:**

#### Resolution 2021 -

**WHEREAS** on January 12, 2021, the Province of Ontario once again issued a State of Emergency order; and

**WHEREAS** the Province has ordered non-essential businesses to close to the public during this time; and

**WHEREAS** fewer businesses were deemed non-essential under this newest order allowing more businesses to carry on their business and keep their employees working; and

**WHEREAS** there should be an incentive for property owners to continue to pay their property taxes and not encumber their property into the future; and

**WHEREAS** property taxes are the Township's primary source of revenue and it is important to encourage payment to maintain sufficient municipal cash flows to fund operations and meet the Township's payment obligations; and

**WHEREAS** the Province of Ontario currently makes small business support grants available to businesses and these programs include property taxation and energy rebates; and

WHEREAS not all taxpayers are unable to pay their property taxes;

**NOW THEREFORE BE IT RESOLVED** that, given the Provincial financial assistance program for small businesses, staff be directed to work with those taxpayers having difficulty paying their taxes, including developing payment plans as an alternative to an across the board waiving of penalty on tax accounts in 2021.

Respectfully Submitted,

Wendy Hawes, Treasurer

## Permit Comparison Summary

Issued For Period MAR 1,2021 To MAR 31,2021

Name	Туре	Number	Property
GIBSON, J PATRICK	-LIVING ADDITION	2021-0030	1236 GEORGIAN BAY
GIBSON, J PATRICK	-SLEEPING CABIN	2021-0031	1236 GEORGIAN BAY
GIBSON, J PATRICK	-ACCESSORY BUILDING	2021-0032	1236 GEORGIAN BAY
PHILP, LAWRENCE OWEN	-ACCESSORY BUILDING	2021-0033	375 BLACKSTONE-CRA RD
BACHE, RALPH	-LIVING ADDITION	2021-0034	45 LAGOON DR
LEVESON, WILMA JANE	-DECK	2021-0035	37 B704 ISLAND
RUZICKA, VLADIMIR	-DECK	2021-0036	593 HEALEY LAKE RD
CROSSBY, ANN	-DECK	2021-0037	56 B321 ISLAND
CROSSBY, ANN	-DOCK	2021-0038	56 B321 ISLAND
HARMAN, ALAN	-DEMOLITION	2021-0039	9 GB472 ISLAND
HARMAN, ALAN	-SLEEPING CABIN	2021-0040	9 GB472 ISLAND
CAVANAGH, SHEILA LYNN	-LIVING ADDITION	2021-0041	48 RICHWOOD DR
CAVANAGH, SHEILA LYNN	-DECK	2021-0042	48 RICHWOOD DR
PETERS, BRYAN	-ACCESSORY BUILDING	2021-0043	22 WOODS BAY LANE
CHAPMAN, GEORGE	-SEWAGE CLASS 4	2021-0044	1 B662 ISLAND
KEESMAAT, JENNIFER	-DOCK	2021-0045	7 B273 ISLAND
ONLOCK, STEPHEN GRAHAM	-LIVING ADDITION	2021-0046	1 B274 ISLAND
RIES, BENJAMIN	-SLEEPING CABIN	2021-0047	COWPER PLAN M346 LOT 3 PT
LANE, JEREMY MATTHEW	-SEASONAL DWELLING	2021-0048	GLEN BEACH DR
PAGE, CHRISTOPHER ROY WAT	KIN-SLEEPING CABIN	2021-0049	3 B644 ISLAND
JONES, RICHARD COLEMAN	-LIVING ADDITION	2021-0050	3 GB461 ISLAND
MACINTOSH DUFF, ANN	-LIVING ADDITION	2021-0051	1 A322 ISLAND
THOMAS, RICHARD H	-LIVING ADDITION	2021-0052	2 A272 ISLAND
ROSENTHAL, STUART	-LIVING ADDITION	2021-0053	1 B495 ISLAND

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#### Township of The Archipelago

## Permit Comparison Summary

Issued For Period MAR 1,2021 To MAR 31,2021

		Previous Year			Current Year			
	Permit Count	Fees	Value	Permit Count	Fees	Value		
-ACCESSORY BUILDING	0	0.00	0.00	3	687.00	62,550.00		
-DECK	0	0.00	0.00	4	1,434.00	130,480.00		
-DEMOLITION	1	50.00	0.00	1	50.00	0.00		
-DOCK	0	0.00	0.00	2	270.00	50,000.00		
-LIVING ADDITION	1	1,100.00	100,000.00	8	6,951.00	632,100.00		
-SEASONAL DWELLING	3	15,501.00	1,372,500.00	1	4,096.00	372,450.00		
-SEWAGE CLASS 4	0	0.00	0.00	1	500.00	20,000.00		
-SLEEPING CABIN	1	528.00	48,000.00	4	3,077.00	279,750.00		

	Previous Year	Current Year	
Total Permits Issued	6	24	
Total Dwelling Units Created	3	1	
Total Permit Value	1,520,500.00	1,547,330.00	
Total Permit Fees	17,179.00	17,065.00	
Total Compliance Letters Issued	0	4	
Total Compliance Letter Fees	0.00	0.00	

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# BUILDING PERMIT SUMMARY (comparison 2020 to 2021)

# 

Month	Total No.	Value	Fees	Permit Area (Sq. Feet)
JAN	4	75,800.00	493.00	516
FEB	5	107,800.00	497.00	500
MAR	6	1,520,500.00	17,179.00	7,533
APR				
MAY				
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTALS	15	\$1,704,100.00	\$18,169.00	8,549

# 

Month	Total No.	Value	Fees	Permit Area (Sq. Feet)
JAN	20	1,569,940.00	17,196.00	10,561
FEB	9	84,500.00	979.00	3,442
MAR	24	1,547,330.00	17,065.00	12,387
APR				
MAY				
JUN				
JUL				
AUG				
SEP				
OCT				
NOV				
DEC				
TOTALS	53	\$3,201,770.00	\$35,240.00	26,390



# The Corporation of The Township of The Archipelago

9 James Street, Parry Sound, Ontario P2A 1T4 Phone: 705-746-4243 • Fax: 705-746-7301

# Deerhorn Conference Follow-up – Strategic Update

Feb 2020

Thank you everyone for coming to the Deerhorn Conference. We appreciated your comments and suggestions, and we listened. We have updated our Strategic Principles based on your input and added 'Communications' as a principle. We heard loudly and clearly that it is important for the Township of the Archipelago (TOA) to maintain our independence in order to advance our mission and vision and shared vision with our neighbors. You stated that you rely on your elected officials to speak up and proactively advocate on your behalf.



Disposal

The Communications principle encompasses up, down and horizontal communications with key stakeholders including the federal and provincial governments, neighboring municipalities, First Nations, GBBR, GBF, GBLT, GBA, Great Lakes Mayors, cottage associations, businesses, ratepayers, families and visitors. We have engaged a communications consultant to assist us with the completion of a communications audit and strategy. We are working on a plan to enable the development of affordable internet communications within the TOA.

In addition to adding Communications as a principle, we have been actively working on the other principles as discussed below.



### VISION

The Township of The Archipelago will ensure the continued guardianship of the health and wellbeing of the Georgian Bay shoreline and its watershed areas.

#### MISSION

The mission of Township of The Archipelago is to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this mission.

**Protect and Preserve** – We are working with area partners to set and achieve targets for greenhouse gas reduction as part of an area wide community energy and climate action plan. We continue to work with various organizations in an effort to reduce litter and the introduction of micro plastics (including dock foam) into Georgian Bay.

**Good Neighbors** – We attended a delegation with the province to inform them how we are collaborating with other municipalities in the West Parry Sound District. We are actively supporting the social services in the West Parry Sound District including the hospital, library and others. The Municipal Information Systems Association has stated that the TOA's collaboration with neighboring municipalities to achieve common objectives is unprecedented.

**Invasive Species** – We took the Parliamentary Assistant to the Minister of Transportation and our MPP, Norm Miller on a tour with GBF to see a remediated phragmites stand in the TOA. In collaboration with the Great Lakes Mayors we passed a resolution to the US Army Corp of Engineers to look at mitigation measures regarding the Asian Carp issue.

**Responsible Waste Disposal** – We are exploring new equipment that improves compaction and transportation of transfer station waste. We are updating our procedures to align with producer blue box responsibility. We are a leader in handling waste in a proper manner to enable high levels of recycling. We are collaborating with area municipal partners on waste initiatives.

**Cost Effective Service** – We are collaborating with other municipalities and organizations to continue to develop and maintain an award-winning Geographic Information System Network that is used for a variety of purposes including planning and emergency response. We are implementing a more customer friendly alternative method of tax payment. We are utilizing provincial grants to develop and implement a digital strategy and other modernization initiatives for the TOA.

**Shared Values** – We met with the province and communicated our desire for continued political independence and our adversity to amalgamation. This position was reinforced at the Deerhorn Conference where we received applause when this was stated.

Reeve Bert Liverance and Council Township of The Archipelago





# The Township of the Archipelago

# Delegation

to

# Honourable Steven Clark MPP, Minister of Municipal Affairs

# Tuesday August 20, 2019

# Re: Township of the Archipelago







#### Request Statement

Council for the Township of The Archipelago respectfully requests the Ministry of Municipal Affairs to:

- 1. Recognize the unique environmental importance and environmental sensitivity of the eastern shore of Georgian Bay including the Township of the Archipelago as part of the Georgian Bay Biosphere Reserve
- 2. Acknowledge that the TOA's relationship with other municipalities in the West Parry Sound District is a best practice.
- 3. Don't consider bolt on municipal amalgamation until the Township can review the environmental and service compatibility.

The Township is willing to meet with all key agencies to further discuss the unique nature and the importance of the Township of the Archipelago.

#### Township of The Archipelago (TOA)

The Township was created almost forty years ago by the Bill Davis Government as an efficient and effective way to protect and manage the eastern shore of Georgian Bay. We have successfully implemented this mandate ever since. The Township of The Archipelago was created pursuant to The District of Parry Sound Local Government Act as a result of the Province's policy to extend, consolidate and strengthen local governments in the District of Parry Sound. The Municipality emerged from four previously unorganized townships on the east coast of Georgian Bay having a similar recreational land use character.

The Township consists of several thousand islands in Georgian Bay and a number of inland, freshwater lakes, all of which are used for recreational purposes; either cottages or year-round residences. The lands in The Archipelago may be described as remote and sparsely populated. The impetus for creating the Township of The Archipelago originated from a strong desire by its inhabitants and the Province to preserve its high-quality recreational character and the natural environment.

The Township of the Archipelago is a semi-wilderness region with a significant Crown land base, approximately 87% of the Township is comprised of Crown Land, Conservation Reserves and Provincial Parks. Further, there are a number of Provincial Highways in the Township, including the Highway 400/69 Corridor and secondary highways 529, 529A and 612.

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The Township of The Archipelago is part of the Georgian Bay Biosphere Reserve (GBBR). The GBBR is a globally important region designated by the United Nations Education, Scientific and Cultural Organization (UNESCO) in 2004. Eastern Georgian Bay is the world's largest freshwater archipelago, or group of islands, that is rich with coastal areas and dynamic wetlands that provide a variety of significant and critical habitat for fish, turtles, birds and other aquatic organisms.

#### **TOA Vision**

The TOA will ensure the continued guardianship of the health and wellbeing of the Georgian Bay shoreline and its watershed areas.

#### **TOA Mission**

The mission of the municipality of the Township of the Archipelago is to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this mission.

### **TOA Strategy**

The strategy stated in The Township of The Archipelago (TOA), "A Strategy for Our Future" published in June 1996, still holds true in 2019 and beyond. Specifically, it states, "The strategy is not about takeovers, land grabs or building up municipal assessment bases. Rather it focuses on ensuring the continued health and wellbeing of the Georgian Bay shoreline and its watershed areas. The Archipelago strongly believes that this protection is only possible through the continuation of a strong, financially secure, independent municipality."

The strategic principles influence and shape all the decision making of the TOA Council and staff to fulfill our vision, mission, strategy and ensure the continued health and wellbeing of the Georgian Bay shoreline and its watershed areas.

Put in simple terms, the environment takes precedence over everything else. The semiwilderness environment of the Township of the Archipelago is the economic engine of the West Parry Sound District bringing cottagers and visitors from all over the world to enjoy this piece of heaven.





### Protect and Preserve

Maintain the current fabric of the municipality in terms of land uses, development, the focus on the environment and responsible planning. The Archipelago collaborates with Georgian Bay Biosphere Reserve, Georgian Bay Association, Georgian Bay Forever, and Georgian Bay Land Trust to achieve this objective. Build upon and expand the township's philosophy which is centred on the continued preservation and protection of the Georgian Bay shoreline and watershed areas.

#### **Good Neighbors**

Develop solutions in partnership with neighbouring municipalities that are mindful of the collective interests of these municipalities and the philosophy of The Archipelago whilst recognizing the symbiotic relationship the West Parry Sound District municipalities share.



#### **Invasive Species**

Work together with Georgian Bay Forever and Georgian Bay Biosphere reserve to prevent and remove non-native species and protect the natural flora and fauna.

#### **Responsible Waste Removal**

Provide municipal taxpayers with responsible and sustainable waste removal, reduce waste and increase diversion.

#### **Cost Effective Service**

Continue to remain economically viable and capable of providing services to meet the needs of the municipality's taxpayers in the most cost-effective manner through good stewardship and by collaborating with other West Parry Sound District municipalities.

#### **Shared Values**

Maintain the municipality's political independence and right to plan for the future based on its shared philosophy in collaboration with other municipalities.



#### The Issues

1. Recognize the unique environmental importance and environmental sensitivity of the eastern shore of Georgian Bay including the Township of the Archipelago as part of the Georgian Bay Biosphere Reserve as critical habitat to protect species at risk.

As articulated in the Environmental Sciences paper, "Accelerated modern humaninduced species losses: Entering the sixth mass extinction" published in 2015, that many species are becoming extinct at a faster rate than ever as depicted in the graphs below. See Appendix 1 for the full article.

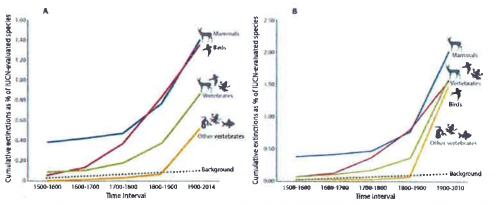
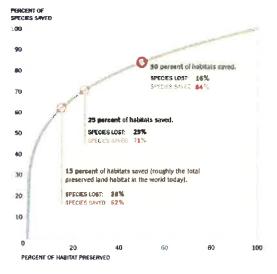


Fig. 1. Cumulative vertebrate species recorded as extinct or exdinct in the wild by the IUCN (2012). Graphs show the percentage of the number of species evaluated among mammals (5513; 100% of those described), birds (10,425; 100%), reptiles (4414; 44%), amphibians (6414; 86%), fishes (12,457; 36%), and all vertebrates combined (39,223; 59%). Dashed black curve represents the number of extinctions expected under a constant standard background rate of 2 EMSY. (A) Highly conservative estimate. (B) Conservative estimate.



Using a rule of thumb for the relationship between a habitat area and its sustainable species, the biologist 2 O. Wilson has proposed setting aside half of Earth's habitats to preserve about 84 percent of all species. Here are other scenarios.



By The New York Tunies

According to an assessment of Species at Risk on the eastern shore of Georgian Bay performed by the Georgian Bay Land Trust and updated as of June 2019, the provincial status for ten species are endangered, twenty-two species are of special concern, and fourteen species are threatened. See Appendix 2 for the full list. The Georgian Bay Biosphere Reserve "Eastern Georgian Bay Species at Risk" updated in April 2019 lists forty-seven species at risk. See Appendix 3 for the full list. "The Global Solution to Extinction" opinion article in the March 12, 2016 issue of the New York Times proposes that when more habitat is protected there is a correlation with the number of species protected as depicted in the graph to the left. See Appendix 4 for full article.



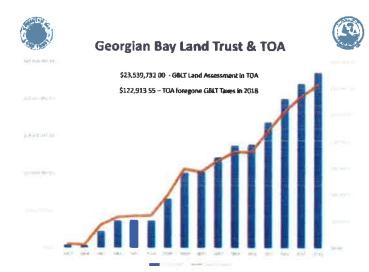


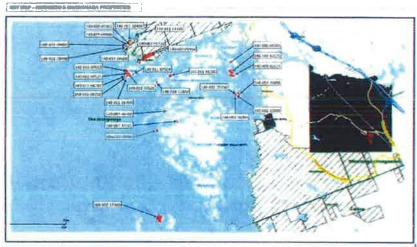
As a water-based community the Township of the Archipelago has very few roads, as seen in map to the right. Minimal roads help protect reptiles and amphibians from death by vehicles. The Township of the Archipelago is situated in the middle of the Georgian Bay Biosphere Reserve: the areas surrounded by red in the map to the left.





In addition to the 87% of the Township lands comprised of Crown Land, Conservation Reserves and Provincial Parks, individuals throughout the Township have placed over \$23.5 million of assessed lands into conservation status to further protect the natural environment.





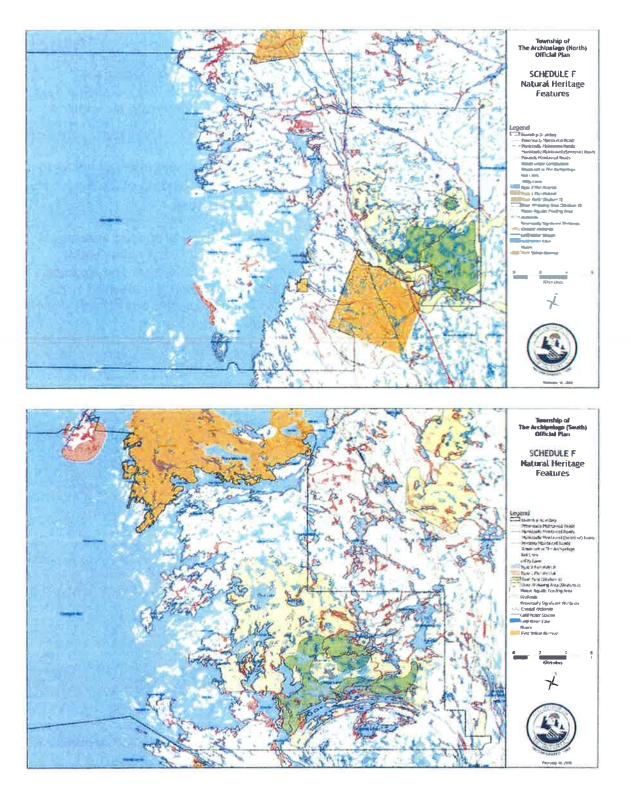




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The Township of the Archipelago is rich in Natural Heritage Features.



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In addition to the Georgian Bay Land Trust and Georgian Bay Biosphere Reserve, the Township provides support to Georgian Bay Forever. Georgian Bay Forever is a charity dedicated to scientific research and public education on Georgian Bay's aquatic ecosystem. Their mission is to protect, enhance, and restore the aquatic ecosystem of Georgian Bay by funding accredited research on water levels, water quality, and ecosystems; by educating the public and governments on issues regarding the environmental protection, conservation, safety and preservation of the water and the natural features of the Georgian Bay area of Ontario; and by enhancing the public's appreciation for their environment.

The Township of the Archipelago collaborates with all the organisations that aid us in achieving our vision. The TOA will ensure the continued guardianship of the health and wellbeing of the Georgian Bay shoreline and its watershed areas.

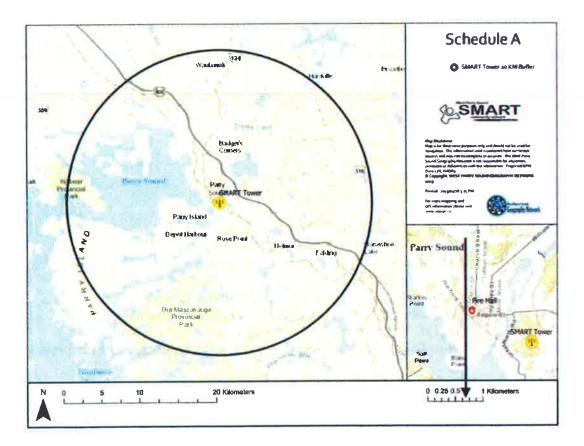
All the Township of Archipelago's efforts are consistent with the proposed agreement between Canada and Ontario to restore, protect and conserve Great Lakes water quality and ecosystem health and specifically support Annex 8: Habitat and Species. Specifically, *Result 4 - An informed and engaged Great Lakes community involved in the restoration, protection and conservation of the resilience of native species and habitats and their sustainable use.* See Appendix 5 for full Draft proposal.



2. Acknowledge that the TOA's relationship with other municipalities in the West Parry Sound District is a best practice.

As a small single tier government, the Township of the Archipelago staff collaborate across a wide range of services with other municipalities in the West Parry Sound District to optimize costs to ratepayers and avoid duplication of services. Appendix 6 shows a list of over a dozen items that the Township collaborates on with other municipalities.

The Township of the Archipelago economically supports joint West Parry Sound District initiatives. A great example of the support the Township provides to the West Parry Sound District is the West Parry Sound Community Network Inc. (WPS SMART). In March 2019, the council of the Township of the Archipelago approved the purchase of surplus MNR tower lands for \$140,000 to serve as the hub of the WPS SMART network. See Appendix 7 for the staff recommendation to council.



This tower will support all the West Parry Sound District Municipalities and provide affordable internet to rural areas. The WPS SMART pilot was approved and will serve as proof of concept for a solution for other communities in northern Ontario.



3. Don't consider bolt on municipal amalgamation until we can determine service and environmental compatibility.

It has been suggested by several individuals that the Township of the Archipelago consider amalgamation with/annexation of a portion of the Township of Georgian Bay west of Highway 400. Before entering any discussions, Council would need to be informed on a large number of matters with respect to the Township of Georgian Bay. It would not be a simple matter of just adjusting borders. Council would need to understand the differences between the Archipelago (ToA) and Georgian Bay (GB) with respect to matters that would include:

• Differences in Official Plans, including both the District of Muskoka and GB Official Plans

- Zoning by-law differences
- Special Policy Areas designated, if any
- Planning Committee/Board/Committee of Adjustment practice difference
- Building Inspection responsibility
- · Septic Inspection and reinspection responsibility
- Other regulatory By-laws applying to GB such as Property Standards, both upper and lower tier
- Cemetery issues
- Garbage collection practices
- Recycling practices
- Garbage disposal locations and C of A's if any
- Marina regulation and or ownership
- Municipal drinking water systems in GB
- Park ownership, use and maintenance
- Heritage assets that exist
- · Local roads inventory and condition assessment
- Upper tier roads inventory and condition assessment
- Roads structures with conditions and inspection records
- Local roads maintenance standards
- All District roads and structures in the portion of GB under consideration
- · Practices and policies with respect to unassumed municipal road allowances
- Practices and policies re "driveways/private roads

• Balances belonging to GB in upper tier and lower tier fund balances and their relative state

- Shares of discretionary and obligatory reserve funds
- Georgian Bay Township share of any District of local debt
- Any remaining adjustment likely regarding assets and liabilities
- Tangible asset inventory data applicable to the territory under consideration
- Recreation facilities

• Impact of boundary adjustment on long term care, public health, DSSAB versus District service delivery, Land Ambulance service, and social housing ownership and services

• Participation of GB "ward" in West Parry Sound discretionary programs and services

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- State of GPS data for GB
- OPP service and costing
- · Parking bylaws, Traffic bylaws, Noise bylaws, Burning bylaws
- Tax Policies with respect to business properties
- Election practices
- Website
- Procurement, hiring, and other policies
- Development charges
- Emergency planning
- Fire services
- Animal control
- Sanitary Services commitments
- · Library and other recreation and cultural participation
- Records management harmonization
- · Additional staffing that would be required, short and long term
- Employment practices of GB and the District for part time employees
- Plus, more that would come to light during a review of the above

Municipal governments are complex entities. When all is going well, their services and plans are almost invisible to residents and visitors. But when something out of the ordinary arises they need to be able to move quickly and predictably towards a resolution.



#### **Conclusion**

- The province of Ontario and the Township of the Archipelago have created a unique township with the primary focus of protecting the natural environment. The semi-wilderness natural environment is the economic engine of the West Parry Sound District. Respectfully request the province recognize the unique environmental importance and environmental sensitivity of the Township of the Archipelago as critical habitat to protect Species at Risk. We request that the Georgian Bay Biosphere Reserve (GBBR) be formally recognized by the Canada-Ontario Agreement (COA) as strategic importance in Protecting Habitat and Species at Risk.
- Acknowledge that the TOA's leadership and relationship with other municipalities in the West Parry Sound District is a best practice.
- Don't consider bolt on municipal amalgamation until the Township can review the environmental and service compatibility. Respectfully request that the Township of the Archipelago be given the time to assess the all the implications of any amalgamation proposal.



#### Appendices

#### Documents/Reports

- 1) Accelerated modern human-induced species losses: Entering the sixth mass extinction
- 2) "Species at Risk", Georgian Bay Land Trust, June 2019
- "Eastern Georgian Bay Species at Risk", Georgian Bay Biosphere Reserve, April 2019
- 4) "The Global Solution to Extinction", The New York Times, March 12, 2016
- 5) "Canada-Ontario Agreement on Great Lakes Water Quality and Ecosystem Health, 2020" – DRAFT – July 5, 2019
- 6) TOA Collaboration within the West Parry Sound District
- 7) Expression of Interest by: West Parry Sound Community Network Inc. (WPS SMART)
- 8) Proposed Purchase of Tower and Lands (Tower Hill, Parry Sound)

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# Township of The Archipelago 2020 and Beyond



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# **Terms of Reference | Strategic Plan Review**

The purpose of this strategic plan is to review and update the <u>1996 Township of The Archipelago's</u> (TOA) – A Strategy for our Future and assess if the vision that established the TOA and the 1996 strategic plan outline is still an appropriate vision for the TOA today and the future. This includes reviewing the ToA's current operations and assets and a consultation with key stakeholders in our municipality and other organizations that share our vision.

The catalyst for this strategic plan review is to ensure that the TOA continues to serve our community in a proactive and responsible manner that respects the municipality's primary strategic imperative outlined in our unique Official Plan (OP); namely, the environment.

Lastly, this document will lay out a strategy for the TOA to ensure the continued health and wellbeing of the eastern Georgian Bay shoreline and its watershed areas within the Georgian Bay Biosphere Reserve (GBBR), an UNESCO designated biosphere. It will provide background for the consultation process and drive community input.

### Vision

The TOA will ensure the continued guardianship of the health and wellbeing of the Georgian Bay shoreline and its watershed areas.

# Mission

The mission of Township of The Archipelago is to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this mission.







# **Executive Summary**

The strategy, stated in the <u>Township of The Archipelago (TOA)</u>, <u>"A Strategy for Our Future"</u> and published in June 1996, still holds true in 2019 and in our view, well into the future. Considering past efforts of others to amalgamate with the TOA, it is not surprising that the strategic plan was clear in its view of future state.

"The strategy is not about takeovers, land grabs or building up municipal assessment bases. Rather it focuses on ensuring the continued health and wellbeing of the Georgian Bay shoreline and its watershed areas. The Archipelago strongly believes that this protection is only possible through the continuation of a strong, financially secure, independent municipality."

The mandate of most municipalities in Ontario is to deliver services to its community. The Township of The Archipelago is unique in recognizing and asserting the Environment as its key strategic imperative while efficiently providing services to its community; North and South.

This is clearly outlined in our Official Plan (OP) and depicted in our strategic principles.



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# **Township of The Archipelago Strategic Principles**

# **Protect and Preserve**

Protect and Preserve includes two of the original strategic objectives from the 1996 Strategic Plan:

- Maintain the current fabric of the municipality in terms of land uses, development, the focus on the environment and responsible planning.
- Build upon and expand the Township's philosophy that is centred upon the continued preservation and protection of the Georgian Bay shoreline and watershed areas.



# Good Neighbours

Develop solutions in partnership with neighbouring municipalities that are mindful of the collective interests of these municipalities and the philosophy of The Archipelago.

# **Invasive Species**

Work together with the Georgian Bay Biosphere Reserve and Georgian Bay Forever to prevent and remove non-native species and protect the natural flora and fauna.

# **Responsible Waste Removal**

Provide municipal taxpayers with responsible and sustainable waste removal, reduction of waste and increase diversion.

# **Cost Effective Service**

Continue to remain economically viable and capable of providing services to meet the needs of the municipality's taxpayers.

# **Shared Values**

Maintain the municipality's political independence and the right to plan based on its shared philosophy and values.

These strategic principles influence and shape the decision making of the TOA Council and Staff to fulfil our strategy and ensure the continued health and wellbeing of the Georgian Bay shoreline and its watershed areas while delivering cost effective services to our community. There is no other place like Georgian Bay or the TOA in the world and it is our responsibility to protect it.

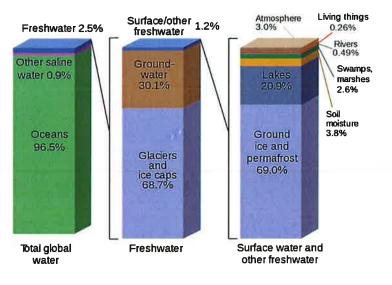


# **Background for Strategic Plan Review**

# The Township of the Archipelago (TOA): An Overview

# Fresh Water Archipelago

Freshwater accounts for only 2.5% of the world's water, and less than 0.01% of it is surface water in lakes, swamps and rivers. The Great Lakes contains 21% of the world's fresh water by volume <sup>1</sup>. The TOA is part of Eastern Georgian Bay, the world's largest



# Where is Earth's Water?

freshwater archipelago in the world that is rich with coastal areas and dynamic wetlands that provide a variety of significant and critical habitat for fish, turtles, birds and other aquatic organisms.

The TOA is also part of the Georgian Bay Biosphere Reserve (GBBR). The GBBR is a globally important region designated by the United Nations Education, Scientific and Cultural Organization (UNESCO) in 2004. The GBBR is one of eighteen biosphere reserves in Canada and 868 biosphere reserves globally.

# **Brief History**

### NATURAL HISTORY

TOA is not only part of the largest freshwater archipelago; it is also is part of the Canadian Shield. Known for it the exposed bedrock of pink granite and thin layer of soil the area produces hardy and stubborn trees that cling to the rocks, such as the iconic windswept jack pine. The southern part of TOA also is where the Canadian Shield and the St Lawrence Lowlands merge to create a unique ecosystem.

### **FIRST NATIONS**

The Anishinaabe and Haudenosaunee were the original inhabitants of this region. They were a migratory people, the thin soil making an agricultural way of life impossible. Our First Nations neighbours hunted, fished, and traded for survival. The waterways were their highways.

### EUROPEAN EXPLORERS

In 1632, Samuel de Champlain navigated along the eastern shore of Georgian Bay. His party came across a large group of Odawa picking blueberries, which are abundant in the open bedrock



landscape of the French River Delta.<sup>2</sup> While Champlain was not the first European to come to the area, his arrival sparked division among the First Nations occupying the Upper Great Lakes.

#### LUMBER INDUSTRY

In 1857, William M. Gibson was given cutting rights to a 50-square-mile tract, built a water mill along the Seguin River, and began harvesting pine. By this time, there was an expansion of homesteading in the United States and logging was occurring in Michigan to build houses. As this pine supply began to dwindle, there was American interest in wood from this side of Lake Huron and Georgian Bay. By the 1860s, pine logging was in high gear after the Beatty family took over the Gibsons' mill and built one that was bigger and better.<sup>3</sup>

#### COMMERCIAL FISHING

Commercial fishermen in the 1800s and early 1900s lived a hard life. In order to remain competitive and earn their living they adapted and innovated, creating more and more efficient tools of their trade. As the industry boomed in the late 1800s remote seasonal fishing villages bloomed across the bay, including those on the Bustard and Mink Islands.<sup>4</sup>

#### MINING

From 1897 till 1899, the Parry Sound area experienced a copper mining boom. The remnants of the copper mining boom are still evident with a copper pit in Spider Bay.

#### **RECREATIONAL GETAWAY**

In the late 1800's cottagers discovered the eastern shore of Georgian Bay. The transition from

commercial operations to recreational began. At first the area was accessible only by water during the relatively calm summer weather, then as trains began to run across the country in the late 1800s more people began to discover the appeal of Northern Ontario.

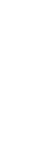
The construction of the King's highway in the late 1930s and the Highway 400 expansion in the 1970s opened the remote landscape to the entire Country.

Today, recreational activities are the economic engine of the Archipelago bringing in over a million visitors to the eastern shore of Georgian Bay every year.



### **Current State**

We are an effective and efficient municipality which, unlike most municipalities who are focussed on service and growth/development, is focussed on service and the protection of the

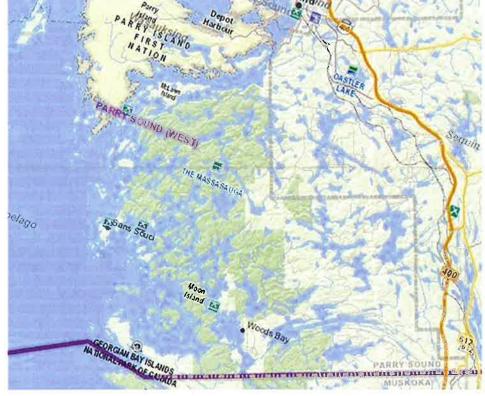




environment, which is the basis for our survival. We work closely with neighbouring jurisdictions to support growth within the adjacent communities.

The Township was created almost forty years ago by the Premier Bill Davis Government as an efficient and effective way to protect and manage the eastern shore of Georgian Bay. We have successfully implemented this mandate ever since. The Township of The Archipelago was created pursuant to The District of Parry Sound Local Government Act as a result of the Province's policy to extend, consolidate and strengthen local governments in the District of Parry Sound. The Municipality emerged from four previously unorganized townships on the east coast of Georgian Bay having a similar recreational land use character.

The TOA is a waterbased, seasonally oriented municipality consisting of several thousand islands in Georgian Bay and several inland freshwater lakes, primarily used for recreational purposes. Except for Pointe au Baril Station. Skerryvore and certain sections of the inland lakes and very limited parts of Georgian Bay, access to and movement within the municipality, is bv water.



The impetus for creating the TOA originated from a strong desire by its inhabitants and the Province to preserve its high-quality recreational character and the natural environment.

The TOA is a semi-wilderness region with a significant Crown land base; approximately 87% of the Township is comprised of Crown Land, Conservation Reserves and Provincial Parks.

Since its inception, the municipality has operated with a clear mandate, namely, the preservation of the Georgian Bay shoreline and related watershed areas. All of its initiatives, in particular, the areas of land use planning and the environment, operate within comprehensive guideline of controlling growth and limiting development.

The Township of The Archipelago is part of the Georgian Bay Biosphere Reserve (GBBR). The

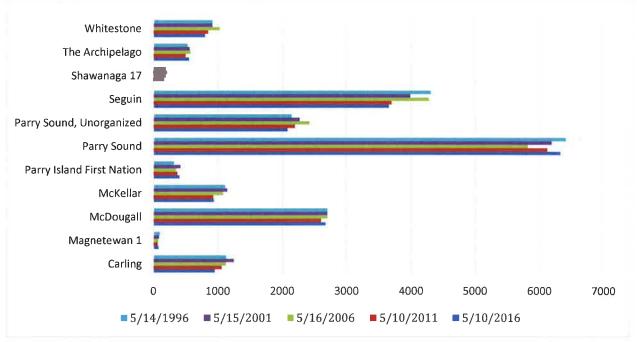


GBBR is a globally important region designated by the United Nations Education, Scientific and Cultural Organization (UNESCO) in 2004. Eastern Georgian Bay is the world's largest freshwater archipelago, or group of islands, that is rich with coastal areas and dynamic wetlands that provide a variety of significant and critical habitat for fish, turtles, birds and other aquatic organisms.

# **Predominately Seasonal Residents and Visitors**

Another unique aspect of the TOA is its population. The TOA population swells from 531 permanent residents to over 13,000 visitors and residents from all over the world. The Massasauga Provincial Park located inside the Archipelago also brings around 40,000 visitors a year to the area.

The Archipelago is a destination for eco-tourists from all over the world who enjoy visiting the provincial parks including the Sturgeon Bay Provincial Park and Massasauga Provincial Park as well as extensive conservation areas. Eco-tourists enjoy canoeing, kayaking, sailing, boating and camping.



# West Parry Sound District Population<sup>5</sup>

# **TOA:** A Municipal Government

The Township, like all municipal governments in the province of Ontario, is a subdivision of the Province. While the ToA has autonomy, the Province could overturn the by-laws..<sup>6</sup> While ToA has autonomy, the Province could overturn the by-laws. ToA must obtain provincial approval from the Province of Ontario for our Official Plan. The Province has provided the TOA specific guidance on our responsibilities and behaviour through the Municipal Act 2001 and Municipal Conflict of Interest Act.

# Municipal Act – 2001<sup>7</sup>

The Municipal Act, 2001 sets out rules for 443 of 444 Ontario municipalities (the *City of Toronto Act* applies to the City of Toronto) and recognizes them as a responsible and accountable level of government. The act gives municipalities broad powers to pass bylaws and govern within their jurisdiction. The act also outlines requirements for municipalities including practices and procedures, accountability and transparency, and finance.

# Municipal Conflict of Interest Act<sup>7</sup>

The Municipal Conflict of Interest Act sets out ethical rules for municipal council and local board members if they have certain financial interests in a matter presented before their council or local board meeting.

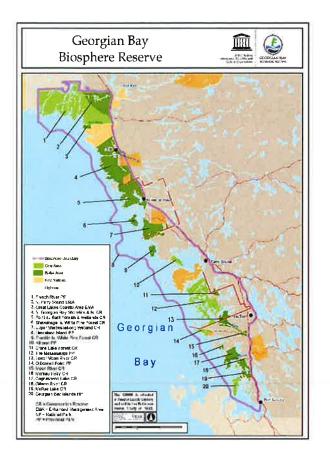
# TOA Official Plan | Commitment to Managing the Natural Environment

The essence of the Township is derived from its natural environment. Most of the lands and islands that make up The Archipelago are generally undeveloped. The scenic beauty of the natural landscape generates a high level of appeal to all who visit the area.

The local economy of the municipality results primarily from the recreational base of the area. The economic strategy for the future of the municipality depends on the preservation of this recreational base. The Township's Official Plan strongly supports the preservation of this natural environment:

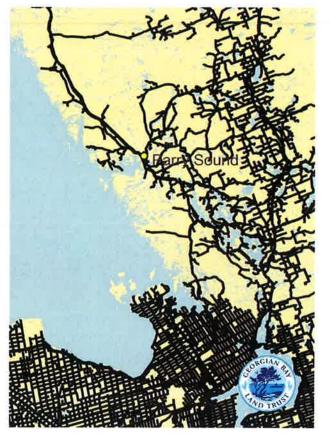
"The general goal of the Official Plan of The Archipelago is to preserve the unique and high quality of the natural environment which leads to a recreation experience which is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this goal".





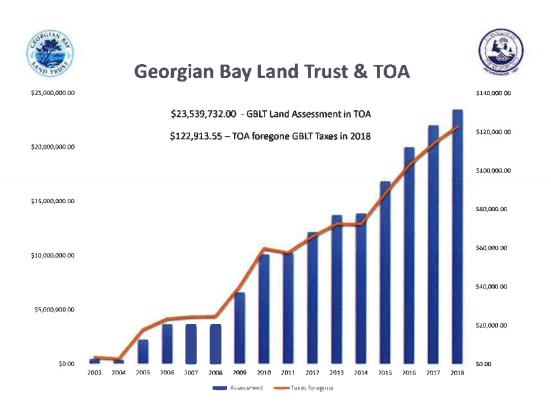
Township of the Archipelago is situated in the middle of the Georgian Bay Biosphere Reserve: the areas surrounded by red in the map to the left.<sup>7</sup>

As a water-based community the Township of the Archipelago has very few roads, as seen in map to the right. Minimal roads help protect species such as reptiles and amphibians from death by vehicles and controls development pressures.



# Land Trusts & Conservation

It is noteworthy that 87% of the Township lands are comprised of Crown or Patent Lands, Conservation Reserves and Provincial Parks. Individuals throughout the Township have placed over \$23.5 million of assessed lands into conservation status to further protect the natural environment and balance development pressures.<sup>8</sup>





# Township of The Archipelago | North & South Land Trust Properties TOA NORTH MAP

KEY MAP - HARRISON & SHAWANAGA PROPERTIES



TOA SOUTH MAP





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# TOWNSHIP OF THE ARCHIPELAGO | RICH IN NATURAL HERITAGE FEATURES

# **Limited Services Required**

Because of the character of the municipality, a limited number of services are required to provide for the taxpayer's needs. The type and location of development expected in the Township generally will not demand increased public services and associated costs.

One of the key municipal services provided by The Archipelago is land use planning. The municipality has its own Planning Committee and Planning Administrator. It was the first municipality within the District of Parry Sound that was delegated the authority to grant its own consents.

All water supplies and sewage disposal systems are privately owned. Adequate facilities are provided by the private sector to install and maintain these private systems. The municipality provides inspection services for all new and expanding systems.

The Township is responsible for the maintenance and operation of waste disposal sites within its boundaries.

The Township supports watercraft as the primary mode of transportation. However, the municipality maintains 71.2 km of roads, some of which are only seasonally maintained.

The fire protection services that are available are provided on a volunteer basis by the local ratepayers' associations. The Township has arrangements with the Ministry of Natural Resources to ensure fire protection services for the undeveloped areas.

There are several services provided by government agencies other than the Township. However, the Township pays for these services, through costs which are apportioned.

# **Key Municipal Facts**

DEMOGRAPHICS			
Peak population:	13,000 plus (+)		
Permanent population:	531	(based on 2016 census)	
Total households:	3,334	(based on MPAC data)	
Permanent households:	275		
Seasonal households:	3,059		



#### **TOWNSHIP ASSETS**

The Township maintains modest mainland assets as outlined in our Official Plan. Settlement areas are staging points for services to the coastal, offshore neighbourhoods that include many residents of the Township.

Assets within the Township include:

- approximately 80.45 kilometres of private roads
- approximately 82.7 kilometres of Township roads
- 3 bridges and structural culverts
- I community centre (Pointe au Baril Community Centre)
- I library (Pointe au Baril Public Library)
- I medical nursing station and ambulance/paramedic facility (Pointe au Baril Nursing Station)
- I cemetery (Georgian Cliffs Memorial Park Pointe au Baril Station)
- 1 public works office / garage
- 1 marina (Holiday Cove Marina)
- I public wharf and harbour (Pointe au Baril Station)
- Boat launches (Crane Lake Boat Launch, Bayfield Boat Launch, Pine Bay Landing, Township Boat Launch, Kapikog Lake Boat Launch, Pointe au Baril Boat Ramp, Naiscoot Public Launch, Pine Bay Landing, Fox Back Road.
- 8 Waste Transfer Stations Bayfield Transfer Station, Healey Lake Transfer Station, Sheep Head Transfer Station, Pointe au Baril Transfer Site, Devils Elbow Transfer Station, Woods Bay Transfer Station, Skerryvore Transfer Station, Crane Lake Transfer Station.
- 1 Landfill Site (Site 9).



# Rate Payers & Community Associations

Rate payer associations played a significant role in the conceptualization and formation of the Township of The Archipelago. Historically and today, associations maintain proactive community voices, some dating since 1908, and are strong, organized advocates for the protection of the environment.

The Archipelago is also unique in the level of communication it has with its constituents. Cottage Associations throughout the Archipelago provide timely up and down communication. Many of the Archipelago Councillors started their community leadership by volunteering with cottage associations.

Active rate payer associations include:

- Bayfield Nares Islanders' Association
- Blackstone Lake Cottager's Association
- Scrane Lake Association
- Seorgian Bay Association
- Healey Lake Property Owners
- Kapikog Lake Cottagers Association
- Manitou Association
- Pointe au Baril Islanders' Association
- San Souci and Copperhead Association
- Skerryvore Ratepayers' Association
- Shawanaga Islanders Association
- South Channel Association
- Woods Bay Community Association.

Members of the cottage associations are also actively involved in organizations that protect Georgian Bay.







# **Community Activism to Protect the Natural Environment**

The citizens within the Township are very proactive through a variety of organizations to help ensure the continued health and wellbeing of the Georgian Bay shoreline and its watershed areas. Below are the organizations that provide a leading role in protecting Georgian Bay, and there are others that also make significant contributions.

#### **GEORGIAN BAY BIOSPHERE RESERVE<sup>7</sup>**



Established in 1998, the Georgian Bay Biosphere Reserve (GBBR) is a non-profit registered Canadian charity governed by a Board of Directors. In 2004, our grassroots nomination document was accepted by UNESCO as it met strict criteria for designation as a world biosphere reserve. The GBBR's mission is to create more resilient ecosystems and sustainable communities within eastern Georgian Bay. The goal at GBBR is to help inform, educate, facilitate and provide leadership where it is needed. We take a balanced perspective to understand the "big picture" of activities that support conservation and sustainability in the region.

## **GEORGIAN BAY ASSOCIATION<sup>9</sup>**



Founded in 1916, the Georgian Bay Association (GBA) is more than just a group of like-minded individuals. In fact, as a not-for-profit umbrella advocacy organization, the GBA represent the combined voice of 19 community associations. That is over 3,000 families along the eastern and northern shores of Georgian Bay, with communications and publications reaching around 18,000 individuals.





### **GEORGIAN BAY LAND TRUST<sup>8</sup>**



Founded in 1991, the Georgian Bay Land Trust acts to protect wilderness lands and species along the eastern shore of Georgian Bay and the North Channel and its near watershed, through strategic conservation planning, land securement, stewardship, research, and education. An eastern Georgian Bay and North Channel whose islands, shores, and inland watersheds are connected and strengthened by a network of protected natural lands and habitats, where native species thrive, and people interact with the natural world.

#### GEORGIAN BAY FOREVER<sup>9</sup>



Protecting your water

Founded in 1995, Georgian Bay Forever (GBF) is a charity dedicated to scientific research and public education on Georgian Bay's aquatic

ecosystem. The GBF's mission is to protect, enhance, and restore the aquatic ecosystem of Georgian Bay by funding accredited research on water levels, water quality, and ecosystems; by educating the public and governments on issues regarding the environmental protection, conservation, the safety and preservation of the water and the natural features of the Georgian Bay area of Ontario; and by enhancing the public's appreciation for their environment.



# How do We Live by Our Guiding Principles?

### **PROTECT AND PRESERVE**

The Archipelago utilizes the Georgian Bay Biosphere Reserve as our primary environmental consultant, service provider and education.

The Archipelago forgives over \$100,000 a year in taxes in support of the Georgian Bay Land Trust commitment to protecting and preserving the natural state of the land.

The Archipelago Official Plan and By-Laws limits the number of dwellings in addition to ensuring the lot sizes minimize the impact on the natural surroundings.

TOA/GBBR Research and Action Plan include water quality testing, blue-green algae research, micro plastic action plan, etc.

Land Use Planning Board/Services and Septic Inspections are provided for unincorporated townships to the North.

Ratepayer education programs on topics such as septic systems, invasive species, planning, etc.

Community Action Days addressing pollution and waste – offshore and onshore.

By law Enforcement/Fire Safety Inspection resources provided to the community.

## **GOOD NEIGHBOURS**

Formed Municipal Partnerships and demonstrated municipal leadership:

- Arts and cultural activities at Community Centres such as Arts on the Bay
- Donations to Museum, Library, Hospital, Leisure Centre, etc.
- Sund social services boards (DSSAB).
- Fund West Parry Sound District institutions: Library, Museum, EMS Services Board, OPP Committee, Leisure Centre, etc.
- The Municipal Information Systems Association (MISA) recognized the West Parry Sound Geographic Network (WPSGN) GIS Portal by furthering not just the Archipelago's strategic objectives using information technology but also assisting most municipalities in the West Parry Sound District. Recipients representing the Archipelago were the Manager Corporate Services and GIS Data Management Specialist.







# STRATEGIC PLAN REVIEW BACKGROUND DOCUMENT 2019

# **Invasive Species**

The Archipelago utilizes the Georgian Bay Biosphere Reserve as our primary environmental consultant, service provider and education.

Work with Georgian Bay Forever and Georgian Bay Biosphere Reserve to prevent and remove non-native species and protect the natural flora and fauna.

Significant financial support of Phragmites eradication is budgeted for this year and intended for subsequent years.

# **Cost Effective Services**

Township of The Archipelago demonstrates fiscal discipline in the provision of cost-effective services. Where possible, the Township contracts services from external organizations like the Georgian Bay Biosphere Reserve and Georgian Bay Forever for scientific and environmental support.

Our collaboration with other municipalities within the Parry Sound District provides a cost- effective base of services. They include but not limited to:

- 1) West Parry Sound Pool & Wellness Centre Project includes seven West Parry Sound (WPS) municipalities, and Shawanaga and Wasauksing First Nations.
- 2) Fire Protection & Service Agreements (Town of Parry Sound and Seguin Township).
- 3) Mutual Aid Agreements (All seven WPS Municipalities).
- 4) Joint Emergency Plan EMO (All seven WPS Municipalities).
- 5) West Parry Sound Geography Network (WPSGN) Geomatics Services and Shared GIS Technician (All seven Municipalities) and managed by TOA.
- 6) Shared GIS Technician Intern (Town of Parry Sound).
- 7) Economic Development Office and Shared Economic Development Officer (six of seven WPS Municipalities).
- 8) Clerks Networking Group consists of seven WPS Municipalities with focus on (Elections/Purchasing/Special Projects).
- 9) West Parry Sound Joint Election Compliance Audit Committee (six of seven WPS Municipalities).
- 10) Shared By-law Enforcement Services.
- 11) Harmonized Planning Initiative.







# STRATEGIC PLAN REVIEW BACKGROUND DOCUMENT 2019

- 12) Collaboration with the Town of Parry Sound and West Parry Sound Health Centre to locate health facilities in Pointe au Baril, i.e. Pointe au Baril Nursing Station,
- 13) Co-location and rental of facilities to West Parry Sound Health Centre and West Parry Sound EMS Services Ambulance Station Pointe au Baril.
- 14) 911 Primary PSAP Services (All 7 WPS Municipalities).

# Responsible Waste Removal

Provide municipal taxpayers with responsible and sustainable waste removal, education to reduce waste and increase diversion, and effective management of the recycle program. The Township employs a high standard of management that has extended the lifespan of our landfill site far beyond initial expectancy. This is consistent with the Official Plan focus on the environment and operational focus on sustainability for the long term.

Examples include:

- Accessible and Staffed Transfer Stations (operated to a high standard within the WPS District),
- Large Item Pick-up Days to ensure proper disposal for offshore neighbourhoods,
- Single Use Battery Diversion Program has responsibly handled hundreds of kilograms.

# Shared Values

Independent TOA is respected for its consistent values and communication with stakeholders in our community:

- Recognize and financially support community associations and centres such as the Ojibway Club, San Souci Community Centre, and Pointe au Baril Community Centre;
- Provide supply chain infrastructure for water-based communities such as community dock and marina facilities;
- Contribute to cultural and educational facilities such as community museums, libraries, wellness centres, etc. in West Parry Sound District.

Township Councillors communicate regularly with cottage associations, GBBR, GBA and its neighbours in West Parry Sound District to reinforce the Archipelago's duty to consult with the community it serves.







# **Review the Strategy**

Council is in the process of testing the Township's historical strategies and applying current realities while seeking consultation and validation. The current 'Vision' and 'Mission Statement' is as follows.

## Vision

The TOA will ensure the continued guardianship of the health and wellbeing of the Georgian Bay shoreline and its watershed areas.

## **Mission Statement**

The mission of The Township of the Archipelago is to preserve the unique and high quality of the natural environment which leads to a recreational experience that is both relaxing and aesthetically appealing to property owners and visitors who use the area, and is designed to make both property owners and visitors realize that they share equally in the responsibility of attaining this mission.

# The Stakeholders<sup>12</sup>

Stakeholders were initially defined in the 1996 Georgian Bay Area Foundation document<u>"Vision</u> <u>2020: A New Paradigm for Eastern and Northern Georgian Bay</u>". The Township has updated and recognized five main groups of key stakeholders who are vitally interested in the future of Eastern Georgian Bay:

- 1) The First Nations, people of Canada and Ontario who cherish this natural resource as exemplified in the works of The Group of Seven.
- 2) The non-property-owing users, such as those who use National and Provincial Parks, campers, visiting yachtsmen, canoeists, kayakers, and hunting and fishing lodge visitors.
- 3) The seasonal and permanent property-owing residents.
- 4) The various commercial operations that derive their living within the area.
- 5) The First Nation communities with whom we share much of the shoreline.

All key stakeholders must work closely together in their common interest in a better future.





# Strategic Plan | Current State

All municipalities face political challenges moving forward that include local changes and/or, provincial or federal policies. In addition, equally difficult challenges are expected in environment and climate, social, demographic, technological, and economic changes.

For example, we can look at political changes in the following way:

Local – Municipal Staff in the West Parry Sound District actively work together to reduce redundant efforts.

Provincial - The Province is undertaking to significantly reduce provincial deficit. This may include reducing transfers to other entities, including municipalities and 'not for profits' to get the provincial house in order.

Federal – The Federal Government is taking over responsibilities that the province is relinquishing.

The Township has prepared a draft SWOT analysis for the Strategic Plan Review in the next section.



# Strength, Weaknesses, Opportunities and Threats (SWOT)



# Internal to our Community Strategies | Those we can Influence'

### **STRENGTHS**

- 1. Common Community Understanding & Philosophy
- 2. Rich cultural & geographic history
- 3. Purpose built Municipality 1980
- 4. Focus on the Environment
- 5. Strong Land Use Planning
- 6. Healthy Assessment Base
- 7. Well Organized | Well Run | Efficient Municipal Operations
- 8. Uniform Land Use
- 9. Strong relationships with GB Stakeholders:
- 10. First Nations, GBBR, rate payer associations, etc...

#### WEAKNESSES .

- 1. Physically Divided Municipality
- 2. Small Population Base
- 3. Do not control entire Shoreline
- 4. Pressure for Growth
- 5. Affordable housing for Work Force, families, seniors, etc.
- 6. TOA owns minimal mainland property.
- 7. Limited affordable land in mainland settlement areas.

### **OPPORTUNITIES**

- 1. First Nation land claims
- 2. First Nation shared values
- 3. Continue Good Neighbour policies with First Nations
- Continue to enhance support & relations to/with unorganized Townships to the North
- 5. Strengthen cooperative West Parry Sound District initiatives
- 6. Funding for Eco Stewardship
- 7. Establish partnership with Provincial Parks.

# THREATS

- 1. Climate Change
- 2. Water Quality
- 3. Invasive Species
- 4. Provincial Budget Cutbacks
- 5. Development Pressure
- 6. Highway 400 Expansion

External to our Community Strategies | Outside of our Control

## Strengths

The TOA is blessed with a great number of strengths which combine to make it one of the key municipalities and a leader within the West Parry Sound District. Some of these strengths (not listed in any priority order) are listed below:

#### COMMON UNDERSTANDING & PHILOSOPHY

It is well recognized that a common understanding of why the municipality exists prevails throughout the municipality. Members of Council, community interests and taxpayers all are committed to preserving and protecting Georgian Bay and its watershed areas. That strength and commitment made it possible for the Biosphere to be recognized as a unique environmental location. It is also protected this area from over-development and environmental degradation experienced in southern Georgian Bay.

#### STRONG LAND USE PLANNING

The Archipelago was the first municipality in the District of Parry Sound to hire professional planning staff. It was also the first municipality in the District of Parry Sound to be granted the 'consent function' from the Province of Ontario.

#### **HEALTHY ASSESSMENT BASE**

The Township of The Archipelago, because of its size and the seasonal cottaging that occurs, enjoys a healthy assessment base. Currently, the base is the second largest assessment, in the West Parry Sound District.

#### WELL ORGANIZED, WELL RUN & EFFICIENT MUNICIPAL OPERATIONS

The Archipelago prides itself on being well run and administered at both the elected and staff levels. The municipality also enjoys strong connections and communications with strong, well organized and long-established ratepayers' associations who also communicate well with one another.

#### FOCUS ON THE ENVIRONMENT

The municipality has an excellent landfill facility with good capacity to meet its future needs. Current municipal recycling programs are over a decade in operation. The municipality is also participating in a pilot project with the Ministry of the Environment and Energy where it is inspecting and approving existing, new, and expanded septic systems. Since its inception, the Archipelago also has introduced water quality testing throughout the municipality.

#### UNIFORM LAND USE

The predominant land use in the area is by seasonal residents. Consequently, there are no industrial developments and commercial uses are directed at meeting the needs of seasonal residents in the municipality. The overall focus of the municipality's land use policies is on preserving the status quo as opposed to new development.

## Weakness

Several challenges have been identified by The Archipelago. These weaknesses must be recognized and understood before they can be effectively addressed for the strategy is to be successful.

### PHYSICALLY DIVIDED MUNICIPALITY

The Township of the Archipelago is divided into two separate areas - the northern and the southern portion of the municipality. The Town of Parry Sound, Carling Township and small parts of McDougall Township and Seguin Township separate these two portions with a mix of very different urban and rural mainland communities. Despite common philosophies and extensive collaboration between these cooperative municipalities, this physical separation encourages uninformed proposals that advocate for a single tier West Parry Sound municipal entity.

#### SMALL POPULATION BASE

The Archipelago is one of the largest municipalities in the District of Parry Sound. However, it has a small population. This leads uninformed observers to assume that the Township capacity is only reflected by population. As a result, the Township must continue efforts to communicate its uniqueness, its efficiency in delivering services, and the considerable talent base in its community.

#### ABILITY TO EXPAND SHORELINE

Given its current size and physical division, the Archipelago has actively pursued collaboration with other parties to realize its prime mandate of preserving all the northern Georgian Bay shoreline and adjacent areas. It takes considerable effort and resources to do so.

There are some who would like to see our municipality expand its boundaries to include all the shoreline and related watershed areas from the Severn River to McGregor Bay and including unincorporated municipalities to the North or the Township.



#### DEMAND FOR INCREASING SERVICES

The vast majority of the township's taxpayers are pleased with the current level of services provided by the municipality. However, some residents both permanent and seasonal are interested in more roads, improved garbage collection and other services provided by the more traditional urban municipalities.

#### PRESSURE FOR GROWTH

As technology improves and lifestyles and working conditions change, The Archipelago will experience pressures and conflicts relating to increased boating activity, building activity, and general interest in changing from the status quo as land costs rise and the value of the properties in the township increase.

It is important to note that it is now not unusual for seasonal residents to extend living seasons to almost 8 months

Demand for services to sustain longer residency; re-defines seasonal employment.

Challenge for workers, families and elderly to find affordable housing in mainland staging communities.

# **Opportunities**

#### FIRST NATION SHARED VALUES

We share a love of Georgian Bay and a mutual sense of guardianship; a core value to our First Nations neighbour.

#### FIRST NATION LAND CLAIMS

The First Nation land claims in the area could provide an opportunity collaborate on conservancy and protection of the environment.

### FURTHER GOVERNMENT COOPERATION & 'GOOD NEIGHBOUR' POLICY

These include:

- Enhance Support & Relationships with Unorganized Municipalities to the North
- Build on 'Good Neighbour' Policy
- Leadership in West Parry Sound District
- Senior Level Government Funding for Ecosystem.





#### E.G. UNORGANIZED TOWNSHIPS TO THE NORTH

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The unorganized townships on the eastern Georgian Bay coast physically resemble The Archipelago and are experiencing developmental pressures per the 2020 Vision Document. Some advocate that these townships to the North could become part of the municipality.

Some residents in these areas may have concerns about potential tax increases and regulations that would result from becoming part of an organized municipality. Today, the Township provides an area planning board and performs septic inspections services for these unorganized municipalities. This demonstrates some of the benefits of living in an organized municipality.

### CREATE BETTER PARTNERSHIP WITH PROVINCIAL PARKS & CONSERVATION AREAS

The Township creates greater value to taxpayers through collaboration with organizations like the Georgian Bay Biosphere. We can apply this collaboration model to relationships with Provincial Park Management and Conservation Area Management.

Today, TOA assists both those agencies with information and resource support on various activities. For example with Provincial Parks, the Township interacts with this agency in reporting and acting on intermittent issues like land misuse, by-law issues, and fire response. An opportunity is to fully partner on the fight against invasive species and specifically, Phragmites.

The Township has little interaction with Conservation authorities in our region. In the South, for example, conservation authorities assist in land use, building, flood plain mapping and water management. In the Parry Sound District, The North Bay - Mattawa Conservation Authority does septic inspections for all of the West Parry Sound area municipalities with the exception of ToA.

It is in the interest of the community to build relationship with the North Bay - Mattawa Conservation Authority and align critical issues such as fire ratings, the fight against Phragmites, and land monitoring. This conservation authority does not provide services to the Archipelago.

## **INCREASE CAPACITY OF COMMUNITIES & LOCAL BUSINESSES**

Township of The Archipelago taxpayers are significant users of private sector companies and facilities in the West Parry Sound District. Consumers and businesses in the Township spend hundreds of thousands of dollars for goods and services in the WPS District. Accordingly, our Township supports economic development in West Parry District and support programs.

They include:

- Regional economic development collaboration WPSEDO or West Parry Sound Economic Development Office (WPSEDO),
- Sound GIS Network (WPSGN);
  - Information/data hub for WPS municipalities
  - Equal benefit to all community group interests, public sector and the business community.

CONFORMED AND

Additionally, the various community groups widely regard the WPSGN as an entity often required to help with their data needs and resultant community project (e.g. Active Transportation resources or data analysis for WPS Smart)

Our "Open Data Portal" and the "West Parry Sound Business Directory" are resources to support and increase capacities for communities and local businesses.

Finally, ToA's web-mapping portal and the human resources of the WPSGN and ToA can be leveraged by these groups/initiatives directly or indirectly through our community partners, namely GBBR's interests, WPS Smart or the EcDev.

Township of The Archipelago has secured a communications tower in Parry Sound to facilitate better internet and cellular data capabilities in both the North and South Township neighbourhoods. The Township recognizes that high speed internet is a barrier to education, economic growth and thriving businesses in our community.

# Threats

### **PROVINCIAL CUTBACKS**

The financial reductions in municipal grants provide an incentive for municipalities to think about new and more cost-effective ways of providing municipal services. However, the financial health of The Archipelago could make it susceptible to other municipalities who do not share its philosophy but would enjoy its tax base to further mainland interests and ignore environmental and offshore coastal community needs.

## CLIMATE CHANGE

Climate change is causing significant and far-reaching impacts on the Great Lakes and the Great Lakes region. In recent years, our planet has experienced some of the warmest temperatures ever recorded, record-breaking weather extremes, powerful storms, increasing tragic flooding from rising sea levels and associated storm surge, huge wildfires, and continued melting of glaciers and polar sea ice. The accelerating pattern of changes in the Earth's climate is affecting the Great Lakes.<sup>13</sup>

## ENVIRONMENT | WATER QUALITY

As one of the most beautiful bodies of water in Canada, one of the most complex freshwater ecosystems in the world, and an extremely high value recreational and tourism destination, the water quality of Georgian Bay takes on special urgency. Parts of Georgian Bay are already quite stressed, and this requires ongoing vigilance so that we can catch even small changes in water conditions and address them promptly.

Microbial contaminants such as bacteria, parasites and viruses, along with sewage and grey water, as well as toxic chemicals such as pesticides, fertilizers, other agricultural run-off, and

industrial effluents can all have a substantial negative effect on water quality, and often it doesn't take long for those effects to appear.



Apart from the obvious impact on water safety in terms of drinking water, bathing, swimming, and tourism appeal, poor water quality can also lead to nuisance and toxic algal blooms and cause mass die-offs of fish, other water creatures and birds. The highly sensitive food web can also be altered by such foreign substances, leading to the elimination of some species and the rise of others which are not always beneficial or desirable.<sup>14</sup>

## INVASIVE SPECIES | PRESERVATION OF ECOSYSTEM

More than 180 non-native aquatic species such as plants, animals, fish and microorganisms have entered the Great Lakes to date, and the impact of many of these introduced species can be catastrophic for native ecosystems. When the spread of a non-native species risks damage to the environment, human economy or human health, they are called invasive. Invasive species can alter the food web, affect the cycling of essential nutrients or even remove these nutrients from the food web altogether, dramatically altering or even destroying water quality. They can also change or destroy coastal habitat.<sup>15</sup>



# **Communicating the Strategic Review**

# **Deerhorn Conference**

Scheduled for October 5<sup>th</sup> and key elements of the strategic plan will be presented and reviewed in a consultative and interactive session with key stakeholders within and outside our community.

# **Reeve Presentations | Cottage Association AGMs**

Under 'Communicating the Strategy' reference, our Reeve and Councillors communicated the 'Six Guiding Principles' of the Township and lobbied participation in the Deerhorn Conference. In addition, regular Councillor communication with ratepayer associations have all contributed to the strategic review process including WPS Mayor/Reeve meetings, other boards, commissions, shared services, lobbying provincial government ministries, working with environmental partners, etc.

# **ToA Engage Senior Levels of Government**

ToA will engage our Provincial and Federal Representatives and all political parties and their staff. A deputation to the Province occurred in August 2019 at the Association of Municipalities of Ontario (AMO) annual conference. Our guiding principles were reviewed with positive reception.

# **Next Steps**

The Township current plan is the following:

- Sinalize Strategic Plan,
- Communicate the final report to all key stakeholders,
- Souncil will vote to adopt.

A finalized Strategic Plan for Township of The Archipelago will be the basis for the existing management plan review including:

- Operational Plan,
- Strategic Communication Plan,
- Strategic Asset Management Plan.

Strategic Plan must be updated after a minimum of two (2) Council Terms.

Operational plans are to be reviewed annually by Council and CAO.



# References

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7 https://www.ontario.ca/page/how-municipalities-and-ontario-work-together

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<u>13 Environmental Law & Policy Center</u> An Assessment of the Impacts of Climate Change on the Great Lakes

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