

REVISED AGENDA

REGULAR MEETING OF COUNCIL



**Friday, March 12, 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)

1. CALL TO ORDER

- i) National Anthem
- ii) Approval of Agenda
- iii) Traditional Land Acknowledgement Statement
- iv) Announcement of Public Meetings

❖ **There will be a Public Meeting at 10:00 a.m. to consider the following:**

- i) **Proposed Zoning By-law Amendment Nos. Z01-21**
Healey Lake Property Owners Association (Lease Holder)

Pages: 1-16

- i) **Proposed Zoning By-law Amendment Nos. Z03-21**
N.D. McLennan, Crane Lake Marina

Pages: 17-215



Pages: 238-244

❖ **The Committee of Adjustment will meet at 1:00 p.m. to consider one application.**

2. DISCLOSURE OF PECUNIARY INTEREST

3. MINUTES OF THE PREVIOUS MEETING

i) Regular Meeting Of Council

Pages: 216-222

- 21- NOW THEREFORE BE IT RESOLVED** that the Minutes of the Regular Meeting of Council held on February 19, 2021, be approved.

ii) Committee of the Whole Meeting

Pages: 223-226

- 21- NOW THEREFORE BE IT RESOLVED** that the Minutes of the Committee of the Whole Meeting held on February 18, 2021, be approved.

iii) Closed Committee of the Whole Meeting Minutes

- 21- NOW THEREFORE BE IT RESOLVED** that the Closed Council Meeting Minutes held on February 18, 2021, be approved.

4. DEPUTATIONS

9:20 a.m. Christy Cafovski, Parry Sound Area Chamber of Commerce



5. CLOSED MEETING

- 21- NOW THEREFORE BE IT RESOLVED** that Council move into a CLOSED MEETING at _____ a.m./p.m., pursuant to Section 239(2) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, to deal with a proposed or pending acquisition or disposition of land by the municipality.

i) Land negotiations within the Township

OPEN MEETING

- 21- NOW THEREFORE BE IT RESOLVED** that Council move out of a CLOSED MEETING at _____ a.m./p.m.

6. UNFINISHED PLANNING BUSINESS

7. OFFICIAL PLAN/ZONING AMENDMENTS

8. CONSENT APPLICATIONS

- 9. SITE PLAN CONTROL
- 10. SHORE/CONCESSION ROAD ALLOWANCES
- 11. CAO REPORT ON COUNCIL DIRECTIONS

Pages: 227

- 21- **NOW THEREFORE BE IT RESOLVED** that Council receives the March 2021 CAO Report on Council Directions, as distributed.

- 12. REPORT OF TASK FORCES/COMMITTEES



- **FINANCE AND ADMINISTRATION**

- i) **Relief from penalties imposed for late payment of taxes**

- 21- **WHEREAS** the COVID-19 pandemic, has resulted in economic hardship through a widespread closure of businesses, and layoffs and loss of jobs; and

WHEREAS the Council of the Corporation of the Township of The Archipelago deems it appropriate under these circumstances to provide some relief from penalties imposed for late payment of taxes levied during the declared state of emergency and the immediate aftermath;

AND WHEREAS the COVID-19 pandemic has continued into 2021;

NOW THEREFORE BE IT RESOLVED Council hereby directs Staff to examine the current arrears situation and those options available to provide some relief from penalties imposed for late payment of 2021 taxes and report back to Council at their next meeting.

- ii) **Don Brisbane – Resignation from North Bay Parry Sound District Health Unit – Board Of Health**

- 21- **WHEREAS** Don Brisbane has advised the Board of Health, for the North Bay Parry Sound District Health Unit, and the West Parry Sound Area Municipalities of his resignation from the Board; and

WHEREAS Council understands the difficulties and challenges that come with being a volunteer during the COVID-19 pandemic, and apologizes for the unfair circumstances presented to volunteers at this time; and

WHEREAS Don Brisbane has represented the Township of The Archipelago and the surrounding West Parry Sound Municipalities on the North Bay Parry Sound Health Unit Board of Health for 16 years; and

WHEREAS Don Brisbane has contributed in the operational growth and development of the North Bay Parry Sound District Health Unit, which has been of great benefit to our community; and

NOW THEREFORE BE IT RESOLVED that the Council for the Township of The Archipelago express their sincere appreciation and thanks to Don Brisbane for his contribution to our community and for his dedication to the Township of The Archipelago.

iii) North Bay Parry Sound District Health Unit – Board Of Health Appointee

- 21- **NOW THEREFORE BE IT RESOLVED** that Council for the Township of The Archipelago hereby recommend the appointment of Jamie McGarvey, as the West Parry Sound representative for the North Bay Parry Sound District Health Unit Board of Health, for the remainder of the 2018-2022 Term of Council.



• PUBLIC WORKS

i) Application for Canada Healthy Communities Initiative funding to retain the services of a professional architectural firm, or similar, in developing a Pointe au Baril Community Facilities Plan

- 21- **NOW THEREFORE BE IT RESOLVED** that Council authorize staff to apply for the Canada Healthy Communities Initiative to retain the services of an architectural firm, or similar, to develop a Pointe au Baril Community Facilities plan that includes the areas around the Community Centre, the Wharf and the former Chamber of Commerce building.

ii) Skerryvore Community Road Resurfacing

- 21- **NOW THEREFORE BE IT RESOLVED** that Council approve Tatham Engineering's recommendation to award the "Skerryvore Community Road Resurfacing" project to Fowler Construction Company Limited and commence the work within the timelines specified in the tender document, or sooner;

AND FURTHER BE IT RESOLVED that Council approve hard surfacing of the wetland crossing areas, for an additional approximate cost to the Township of \$18,264.67.

13. CORRESPONDENCE

i) Council Correspondence

Pages: 228-231



Pages: 245-249

- 21- **NOW THEREFORE BE IT RESOLVED** that Council receives the March 2021 Council Correspondence listing.

14. **OTHER BUSINESS**

i) **Creation and Support of Community Recreational Facilities Policy**

Pages: 232-234

- 21- **NOW THEREFORE BE IT RESOLVED** that Council hereby adopt the Creation and Support of Community Recreational Facilities Policy.

ii) **Town of Parry Sound. Request for better communication from North Bay Parry Sound District Health Unit**

Pages: 235-236

- 21- **WHEREAS** Council has received a request for support of a resolution enacted by the Town of Parry Sound requesting greater community outreach and communication from the Medical Officer of Health for the North Bay Parry Sound District Health Unit; and

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago hereby supports the resolution enacted by the Town of Parry Sound requesting that the North Bay Parry Sound District Unit take a more pro-active approach to community outreach and communication through a range of communication techniques and increase communication including greater dialogue with municipal and healthcare leaders across the health district in advance of announcements;

FURTHER BE IT RESOLVED that this Resolution be forwarded to the Chair & Board of the North Bay Parry Sound District Public Health Unit; municipalities of West Parry Sound; Dr. David Williams, Chief Medical Officer of Health; Christine Elliott, Minister of Health; Sylvia Jones, Solicitor General; Rick Hillier, Chair of the COVID-19 Vaccine Distribution Task Force; Doug Ford, Premier of Ontario; Norm Miller - MPP Parry Sound-Muskoka and Victor Fedeli - MPP Nipissing.

iii) **Statement of Council Remuneration and Expenses for 2020**

Pages: 237

➤ **Pages: 250**

- 21- **NOW THEREFORE BE IT RESOLVED** that Council receives and approves the Statement of Council Remuneration and Expenses for 2020.

15. BY-LAWS

16. QUESTION TIME

17. NOTICES OF MOTION

18. CONFIRMING BY-LAW

21- Being a By-law to Confirm the Proceedings of the Regular Meeting of Council held on March 12, 2021.

19. ADJOURNMENT



TO: Reeve Liverance and Council of the Planning & Building Committee

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

DATE: March 12, 2021

RE: Public Meeting Information 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

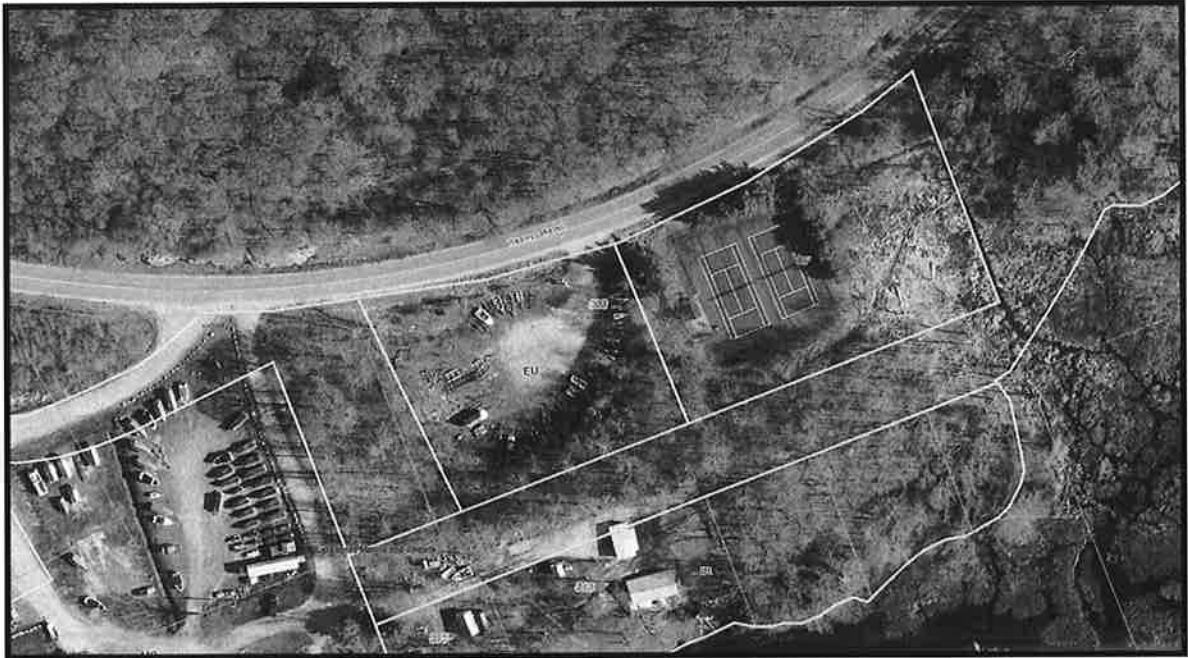
The purpose of the proposed Zoning By-law Amendment is to rezone a portion of the lands located in Concession 5, Part Lot 19, being part of Part 1 on Plan 42R-8714, in the geographic Township of Conger (303 Healey Lake Road), from the 'Existing Use (EU)' Zone to the 'Community Facility (CF)' Zone.

The effect of the proposed Zoning By-law Amendment is to allow the lessee to erect a storage building on the property.

LOCATION MAP



ZONING 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).

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 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 General Use Provisions:

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 ²
c) Maximum Lot Coverage	40%
d) Minimum Front Yard Setback	7.5 m
e) Minimum Side Yard Setback	3 m
f) Minimum Rear Yard Setback	5 m
g) Maximum Height	15 m'

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;*

The proposal would appear to allow for the property to continue to be used and managed by the Healey Lake Property Owners Association.

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 their current and future needs as a community based organization.

NEXT STEPS

Staff recommends that a decision with respect to the application be deferred until a future date, to permit a review of any comments received from the public and agencies.

Respectfully submitted,



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



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

Print Form

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 USE ONLY

Date Received _____ Complete Application ☐ Yes ☐ No Application No. _____
Date Accepted _____ Applicable Fee Paid ☐ Yes ☐ No

1. Applicant / Agent Information

Name of Applicant / Agent

David Latter

Address

City _____ Province / State ON _____ Postal / Zip Code _____

Home Phone No. _____ Business Phone No. _____ email _____

2. Owner(s) Information

Name of Owner(s)

Healey Lake Property Owners Association (HLPOA)

Address

P.O. Box 132

City Mactier _____ Province / State ON _____ Postal / Zip Code P0C 1H0 _____

Home Phone No. _____ Business Phone No. _____ ail _____

Please advise to whom all communication should be directed. ☐ Owner ☒ Applicant / Agent

If known, please provide the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

The land is owned by the Township of the Archipelago (The HPLOA leases the land from the Township

3. Location of the Subject Land (please provide a copy of the Transfer/Deed of Land)

Assessment Roll Number 4905-N/A _____ Lot 1 _____ Concession 5 _____ Island No. _____

Registered Plan of Subdivision No. (if any) Plan No. M- _____ Lot No. _____

Reference Plan No. (if any) Plan No. 42R-8714 _____ Part No. 19 _____

Parcel No. _____ Other Description Parts C and D on site plan _____

Dimensions of Subject Property:

Depth (metres) 22 _____ Frontage (metres) 54 _____ Hectares _____

4. Purpose of Application

What is the existing zoning of the subject land?

What is the nature and extent of the rezoning being requested?

The association would like to install a storage shed (wooden shed 16' x 20' or a metal container 8' x 20')

on this site. The site is leased from the township by the HLPOA. The shed or container are not permanent.

4. Purpose of Application (cont'd)

What are the reasons for the proposed rezoning?

The zoning needs to be re-classified as no structures are permitted on this parcel of land.

5. Land Use

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

How does this application conform to the policies of the Township's Official Plan?

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?

☐ Yes ☒ No

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

☒ Yes ☐ No

What are the existing uses of the subject land?

Trailer parking lot

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

At least 30 years

What are the proposed uses of the subject land?

Trailer park with a storage shed

6. History of Land

When was the subject land acquired by the current owner?

N/A

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.

Not to our knowledge

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

☐ Yes ☐ No ☒ Unknown

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. Service Information (check appropriate box)**Access**

- ☐ 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 is by private road, or if by "other public road" or "right-of-way", indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained 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.

Water

- ☐ Privately owned and operated individual well ☐ Privately owned and operated communal well
☐ Lake ☐ Other Means _____

Sewage Disposal (check appropriate box)

- ☐ Privately owned and operated individual septic system ☐ Privy
☐ Privately owned and operated communal septic system ☐ Other Means n/a

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.

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

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)	Front	Rear	Side	Side
None								

PROPOSED - List all proposed buildings and structures				PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)	Front	Rear	Side	Side
Storage Shed or	one	4.9	6.1				
Shipping Container	one	2.44	6.1				

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.

See lease agreement

11. Affidavit or Sworn Declaration

Dated at the _____ this _____ day of _____, 20____

I, _____ of the _____ in the

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

DECLARED BEFORE ME at the _____ of _____

in the _____ of _____ this _____ day of _____, 20____.

A Commissioner of Oaths

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, _____, am/are the owner(s) of the land that is the subject of this application and I/we authorize _____ to make this application on my/our behalf.

Date _____ Signature of Owner _____

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, _____, 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 _____ as my/our agent for this application, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date _____ Signature of Owner _____

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

All 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 _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

**The Corporation of the
TOWNSHIP OF THE ARCHIPELAGO**

By-Law No. 20- 49

Being a By-law to authorize the execution of a Lease Agreement between
the Corporation of the Township of The Archipelago and the
Healey Lake Property Owners Association

WHEREAS pursuant to the Municipal Act, 2001, S.O. 2001, c.25, S. 9, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS the Corporation of the Township of The Archipelago is the owner of lands legally described as Part Lot 1 on Plan RP 42R-8714, Concession 5, Part Lot 19;

AND WHEREAS an existing Lease Agreement authorized by By-law 2007-34 expired on October 16, 2016;


AND WHEREAS Council of the Corporation of the Township of The Archipelago agree to resume an agreement with The Healey Lake Property Owners Association;

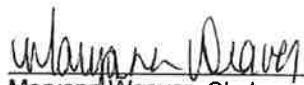
NOW THEREFORE BE IT ENACTED as a By-law of the Council of the Corporation of the Township of The Archipelago as follows:

1. That the Reeve and the Clerk be hereby authorized to execute a Lease Agreement between the Corporation of the Township of The Archipelago and The Healey Lake Property Owners Association, for a term of ten years, from October 1, 2020 to September 31, 2030, in a form the same or substantially the same as attached hereto as Schedule 'A', and to the satisfaction of the CAO and the Township Solicitor;
2. That this By-law shall come into force and take effect on the day of the final passing thereof.
3. That By-law 2020-46 is hereby repealed.

READ and FINALLY PASSED in **OPEN COUNCIL** this **19th** day of **November, 2020**.

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO


Bert Liverance, Reeve


Maryann Weaver, Clerk



AGREEMENT made on the _____ day of _____, 2020.

between

The Corporation of the Township of The Archipelago
(hereinafter called the "Lessor")

and

The Healey Lake Property Owners Association
(hereinafter called the "Lessee")

WHEREAS pursuant to Section 8 of the Municipal Act, 2001, c.25, as amended, the Council for the Township of The Archipelago have agreed to lease a parcel of land in the Township of The Archipelago to the Healey Lake Property Owners Association, as shown on the attached plan, for the purposes of a trailer storage lot, and temporary vehicle parking lot for special events;

NOW THEREFORE in consideration of the recitals herein contained and the sum of Two dollars the Lessor agrees to lease that portion of land as shown on the plan attached hereto and referred to as Part C and D on Schedule "B", to the Healey Lake Property Owners Association, subject to the following conditions:

1. Property

The Lessor in consideration of the rents, covenants, and agreements agrees to lease to the Lessee the property as set out in Schedule "B" attached.

2. Term

- a) To have and to hold the said property for a term of ten years to be computed from October 1, 2020 to September 30, 2030 subject to renewal.
- b) The Lease may be terminated by either party upon giving (90) days written notice prior to the expiration of the term.
- c) Members of the Healey Lake Property Owners Association shall be entitled to use the facilities with limited restrictions to prevent abuse.

3. Facilities and Maintenance

3.1 General

The Lessee shall ensure that only boat trailers are stored on the lot, except for temporary vehicle parking during special events. No overnight parking of vehicles are permitted.

The Lessee shall be responsible for the purchase, tracking and tagging of all trailers stored in the lot. The Lessee shall monitor the lot and be responsible for the use and misuse of the lot.

The Lessee shall be responsible for the maintenance of the lot. The Lessee agrees to keep the property at all times in a clean and orderly state, free from all garbage and refuse. The Lessee also agrees to leave the property in such condition at the termination of this lease.

The Lessee shall ensure that there is no storage of hazardous or environmentally sensitive materials on the property.

3.2 Storage Building

If the property is successfully rezoned to allow for storage building, the Lessee shall be permitted a small storage building to house Healey Lake Property Owners Association equipment.

The Lessee shall ensure that no hazardous or environmentally sensitive materials are stored in the storage building, and that the storage building is kept in a respectable manner.

The Lessee shall be responsible for all costs related to the building, maintenance and removal of the storage building.

3.3 Lot Sign

The Lessor will be responsible for the initial cost, installation and maintenance of the sign.

The Lessee shall be responsible for the cost and maintenance of the hanging signs.

4. Assignment

The Lessee shall not assign or sub-let the whole or any part of the property nor at any time shall the property be used other than for a trailer storage, with the exception of a portion of Part D, which is leased to the Six Star Snow Riders Club. This portion of the property shall house a snowmobile groomer and trail equipment.

5. Utilities

The Lessee agrees to pay all charges for electric energy.

6. Alterations, Additions

The Lessee agrees that before undertaking any such alterations to the said property, a plan showing the proposed alterations shall be submitted to the Township and shall require the approval and consent of Council.

All such alterations and/or additions shall conform to all by-laws that affect the said property.

Any alteration and/or additions shall not be of the kind or extent to reduce the value of the property.

7. Risk of Injury

The Lessor shall not be responsible for any personal injury sustained by the Healey Lake Property Owners Association or any employee/customer, or other person who may be upon the property. All risks of any such injury being assumed by the Healey Lake Property Owners Association, who shall hold the Lessor harmless and indemnified therefrom.

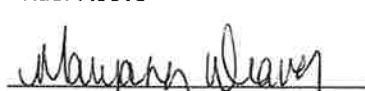
8. Insurance

The Healey Lake Property Owners Association agrees to provide sufficient liability insurance pursuant to the safe operations of the trailer parking and storage site with a copy of the Proof of Insurance submitted to the Lessor yearly.

SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF:

) LESSOR:
) THE CORPORATION OF THE
) TOWNSHIP OF THE ARCHIPELAGO
)

)
)
) Per: 
) Name: Bert Liverance
) Title: Reeve
)

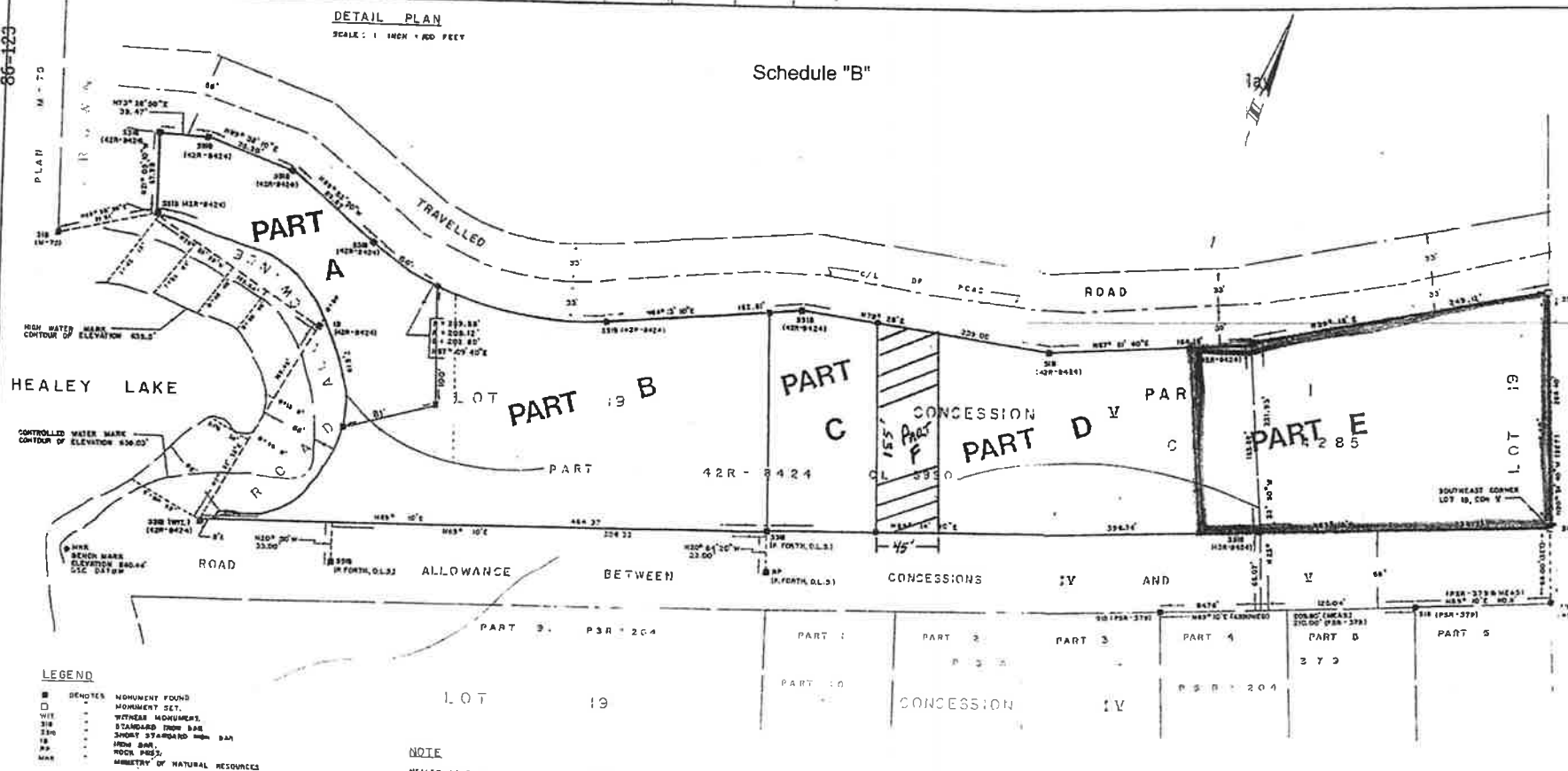
)
)
) Per: 
) Name: Maryann Weaver
) Title: Clerk
)
) I/We have the authority to bind the Township

) LESSEE:
) HEALEY LAKE PROPERTY OWNERS
) ASSOCIATION
)
)
)

) Per: _____
) Name:
) Title:
) I/We have the authority to bind the Corporation
)

DETAIL PLAN
SCALE: 1 INCH = 100 FEET

Schedule "B"



LEGEND

- DENOTES MONUMENT FOUND
- MONUMENT SET
- WIT WITNESS MONUMENT
- STB STANDARD IRON BAR
- SB SHORT STANDARD IRON BAR
- IB IRON BAR
- RP ROCK PEGS
- MA AMBIGUITY OF NATURAL RESOURCES

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT

NOTE

HEALEY LAKE IS ARTIFICIALLY REGULATED TO
ELEVATION 828.03' A.S.C. DATUM.
CONTOUR OF ELEVATION 825' C.S.C. DATUM IS THE BEST
AVAILABLE EVIDENCE OF THE HIGH WATER MARK
EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF
THE TOWNSHIP OF CONDER.



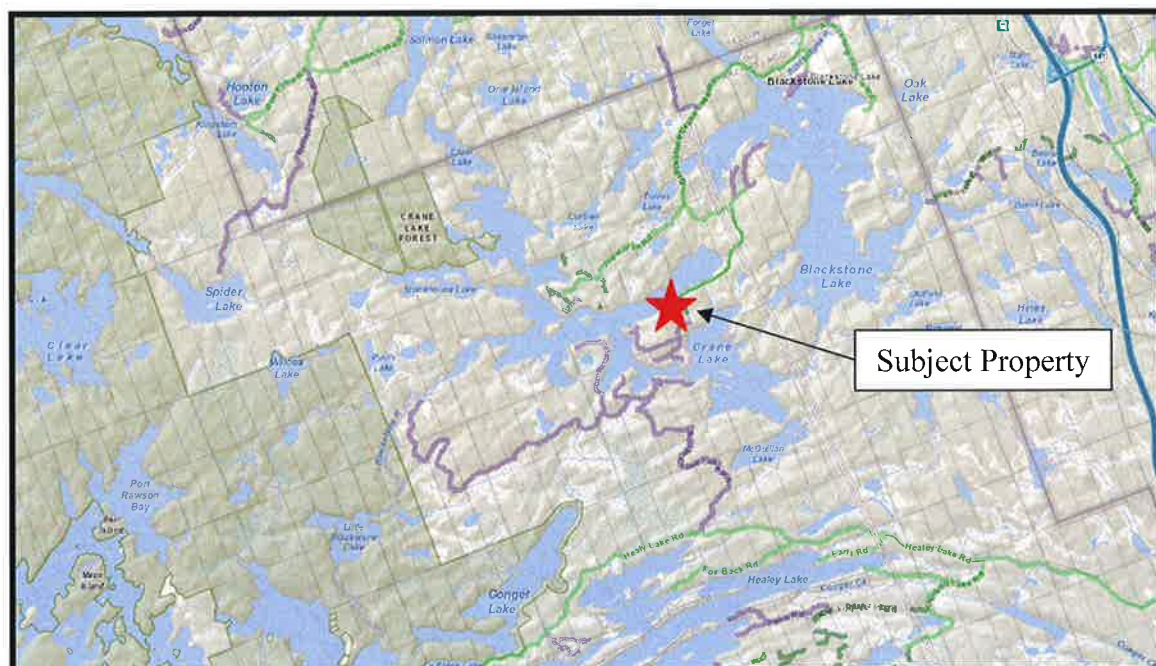
TO: Reeve Liverance and Council
FROM: Cale Henderson, Manager of Development & Environmental Services
DATE: March 12, 2021
RE: Zoning By-law Amendment No. Z03-21
510 Blackstone Crane Lake Road (Crane Lake Marina), Being Parts 2,4,8 and 9 on Plan 42R-21246, Geographic Township of Conger
OWNER: N.D. McLennan
AGENT: John Jackson Planner Inc.

PROPOSAL:

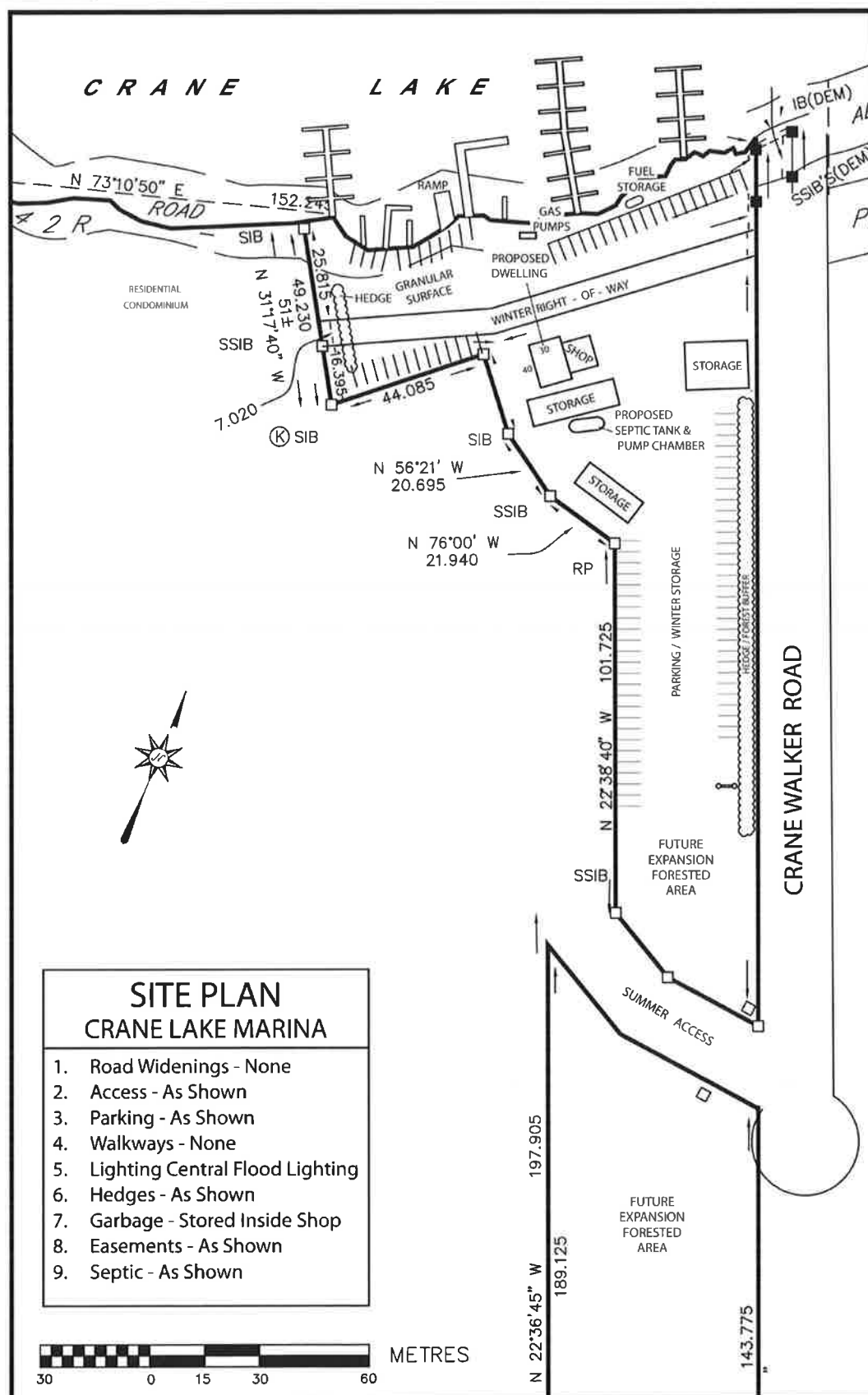
The purpose of the proposed Zoning By-law Amendment is to amend the current Marina Commercial Exception 3 (MC-3) Zone on the subject property. The current zoning allows the subject property to be used as a marina; however, the special exception zoning prohibits a dwelling unit to be used as an accessory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

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:

- 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;*
- All residential units must be serviced by a private water supply and sewage system;*
- Any residential use permitted in Section 9.1.1, must be accessory to the main commercial use;*
- The minimum ground floor area of the detached dwelling shall be 50 m²;*
- 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 m² up to a maximum total floor area of 300 m² for each unit;*
- ix) A Maximum Total Floor Area of 300 m² 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 m².

Natural State (NS) Zoned lands:

The southern portion of the subject property, generally the lands south of the summer access for the adjacent condominium, is zoned Natural State (NS) and is not permitted to be developed or used as a marina or dwelling unit. The applicant is not proposing to extend or expand the area zoned Marina Commercial (MC) and those lands will continue to be maintained in their natural state.

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.'*

'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.'

'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.'

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 m². As a result, in order to limit effluent flow to 2000 litres per day, additional restrictions would need to be placed on dwelling size.

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 has been requested.

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;*
- 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.

Section 2.2.1 directs Planning Authorities 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.

NEXT STEPS

Staff recommends that a decision with respect to the application be deferred until a future date, to permit a review of any comments received from the public and agencies.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Cale Henderson', written over a horizontal line.

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



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

Print Form

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 USE ONLY

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 No. 705-746-5667 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 No. _____ email _____

Please advise to whom all communication should be directed. ☐ Owner ☐ Applicant / Agent

If known, please provide the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land.

3. Location of the Subject Land (please provide a copy of the Transfer/Deed of Land)

Assessment Roll Number 4905-09000600401 Lot 21 Concession 9 Island No. _____

Registered Plan of Subdivision No. (if any) Plan No. M - _____ Lot No. _____

Reference Plan No. (if any) Plan No. 42R - 21246 Part No. 2, 4, 8 & 9

Parcel No. 3040 & 5717 Other Description _____

Dimensions of Subject Property:

Depth (metres) ± 415 Frontage (metres) ± 142 Hectares ± 2.0

4. Purpose of Application

What is the existing zoning of the subject land?

Marina Commercial - Exception 3 (MC3)

What is the nature and extent of the rezoning being requested?

Rezoned to allow an accessory dwelling to the marina

26

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?

☒ Yes ☐ No

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

☒ Yes ☐ No

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?

☒ Yes ☐ No ☐ Unknown

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. Service Information (check appropriate box)**Access**

- ☐ 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 is by private road, or if by "other public road" or "right-of-way", indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained 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.

Water

- ☐ Privately owned and operated individual well ☐ Privately owned and operated communal well
☒ Lake ☐ Other Means _____

Sewage Disposal (check appropriate box)

- ☐ Privately owned and operated individual septic system ☐ Privy
☒ 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.

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

EXISTING - List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building / Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)	Front	Rear	Side	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	

PROPOSED - List all proposed buildings and structures					PROPOSED DISTANCE FROM LOT LINES (metres)			
Building / Structure Type		# of Storeys / Height	Ground Floor Area (m ²)	Total Floor Area (m ²)	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:


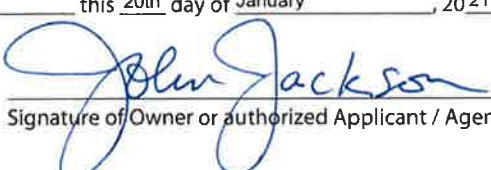
- the boundaries and dimensions of the subject land and the part that is the subject of this application;
- the location and dimensions of existing and proposed buildings and structures and their distances from lot lines;
- the approximate location of all natural and artificial features on the subject 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 <u>Town of Parry Sound</u> this <u>20th</u> day of <u>January</u> , 20 <u>21</u>	
I, <u>John Jackson</u> of the <u>Town of Parry Sound</u> in the	
County/District/Regional Municipality of <u>Parry Sound</u> solemnly declare that all the statements contained in this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.	
DECLARED BEFORE ME at the <u>Town</u> of <u>Parry Sound</u>	
in the <u>District</u> of <u>Parry Sound</u> this <u>20th</u> day of <u>January</u> , 20 <u>21</u> .	
 A Commissioner of Oaths	 Signature of Owner or authorized Applicant / Agent
Patrick James Christie, a Commissioner, etc., Province of Ontario, for John Jackson Planner Inc., Expires October 12, 2021.	

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 subject of this application and I/we authorize John Jackson Planner Inc. to make this application on my/our behalf.

Date January 20, 2021 Signature of Owner N. D. McLennan

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/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 John Jackson Planner Inc. as my/our agent for this application, to provide any of my/our personal information that will be included in this application or collected during the process of the application.

Date January 20, 2021 Signature of Owner N. D. McLennan

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

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

I/We, Ned McLennan, 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 January 20, 2021 Signature of Owner N. D. McLennan

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____

Date _____ Signature of Owner _____



PROPOSED TO BE REZONED FROM THE
MARINA COMMERCIAL EXPECTATION 3
(MC - 3) ZONE TO THE MARINA
COMMERCIAL (MC) ZONE

IR-18

IR

Crane-Walker Rd.

IR

entry Ln.

Walker Rd.



0 50 100 150 200 250 Metres

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



planner, inc.

70 Isabella Street Unit #110, Parry Sound, Ontario P2A 1M6

Tel: (705) 746-5667 Fax: (705) 746-1439 E-mail: jjplan@Cogeco.net

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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.

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.

Consequently, four separate applications were filed for the project.

Application Table

		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.

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 continue 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;
3. The original fear 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 indicating 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:

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

2. The previous fuel service was required to be removed. This was accomplished through 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 electrical 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 loss 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."

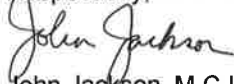
The above policies clearly emphasise the importance of the continuance of a marina on Crane Lake. Any support to ensure the survival of this marina is thought to be committed with the Official Plan

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,



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

JJ:tg

SECTION 1



planner, inc.

70 Isabella Street Unit #110, Parry Sound, Ontario P2A 1M6
Tel: (705) 746-5667 Fax: (705) 746-1439 E-mail: jjplan@Cogeco.net

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 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."

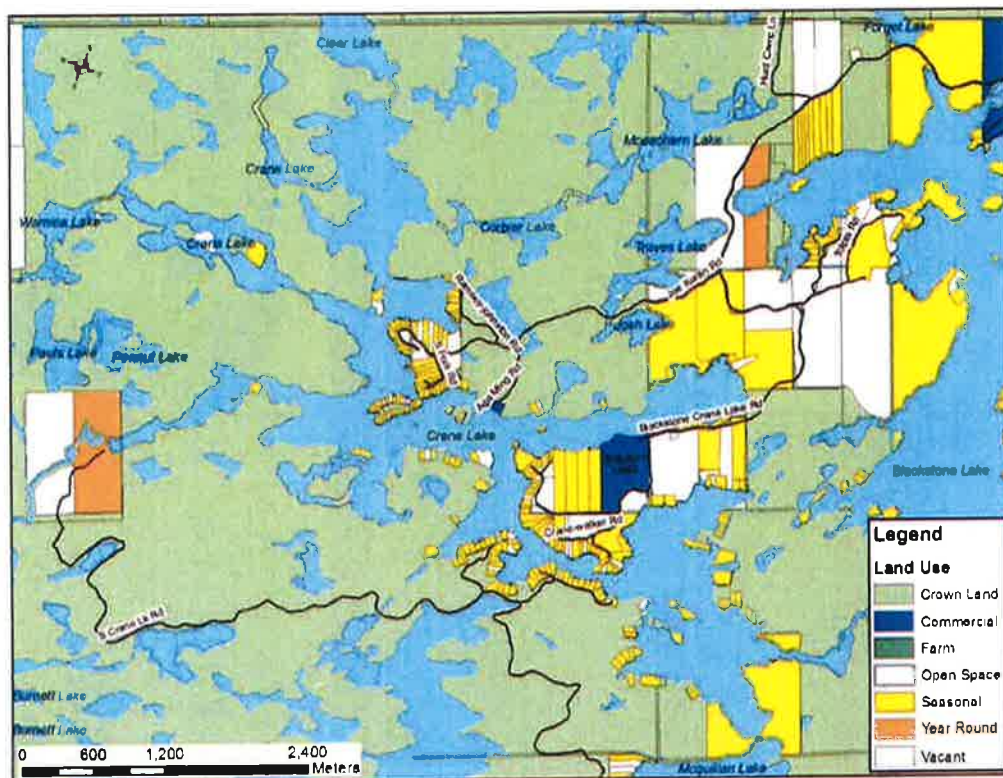
“Some of the new development on Georgian Bay is characterized by those interested in maximizing building potential through the construction of thousands of square feet of living space, multi-storeyed dwellings architecturally designed to accent built form, at a level of opulence not seen before on the “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.”

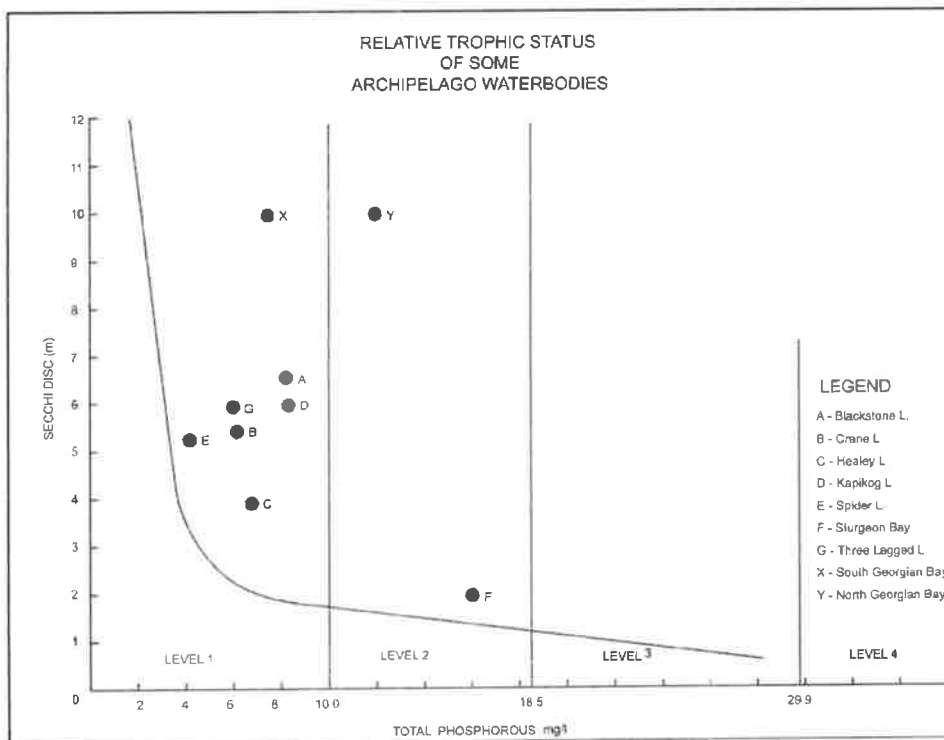


Crane Lake was primarily developed under the Ministry of Natural Resources lake planning programs of the nineteen sixties. The available undeveloped shoreline remains Crown and will not be developed either by the province or by private land owners under the policies of the Township's official plan. The 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:

"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 but 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 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.**
- 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	% ROAD ACCESS
	1980	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 lake 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 lake 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 habitat. 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,



John Jackson

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:

"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.

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:
- i) 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 THE AMENDMENT

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.

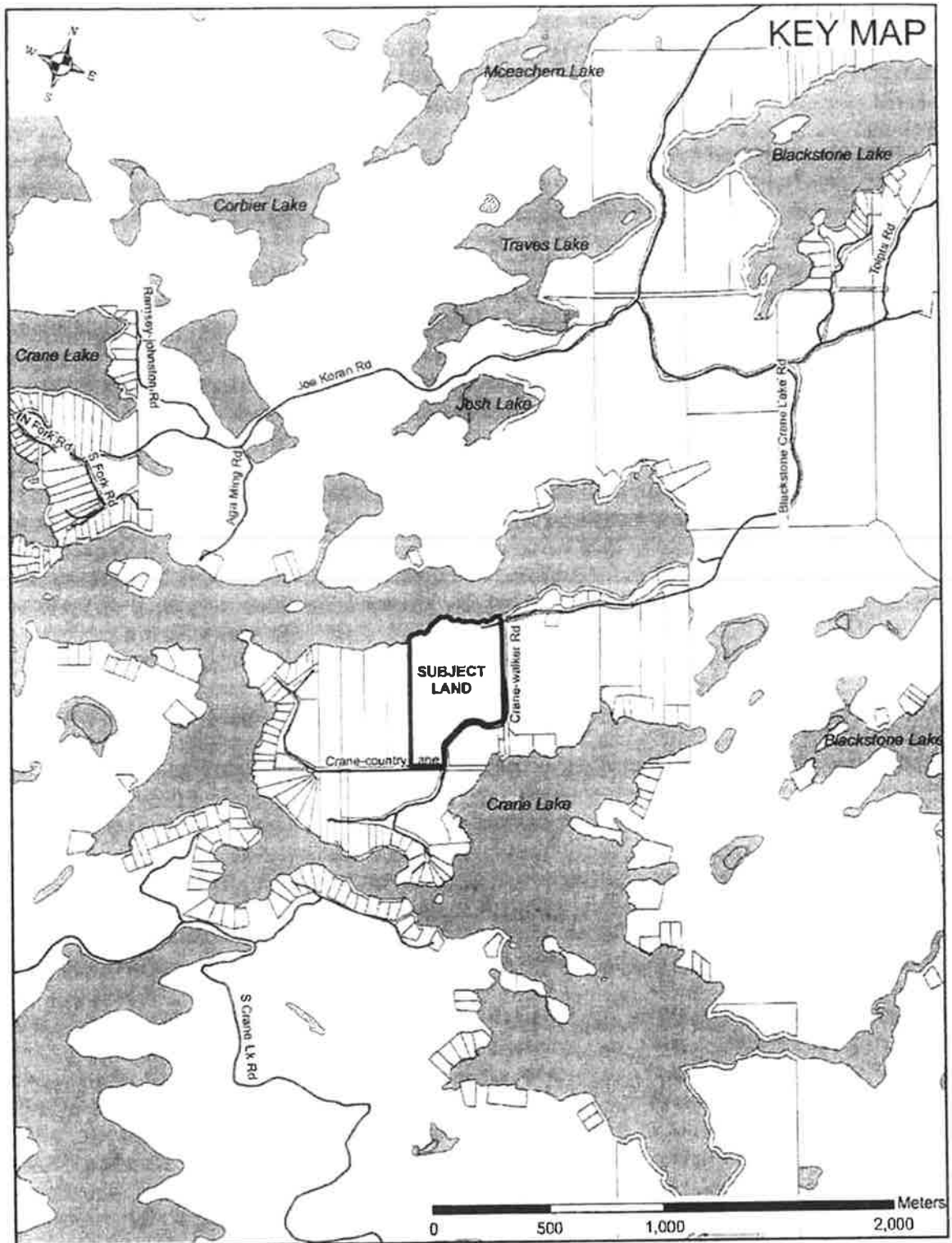
b) Residential Condominium:

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

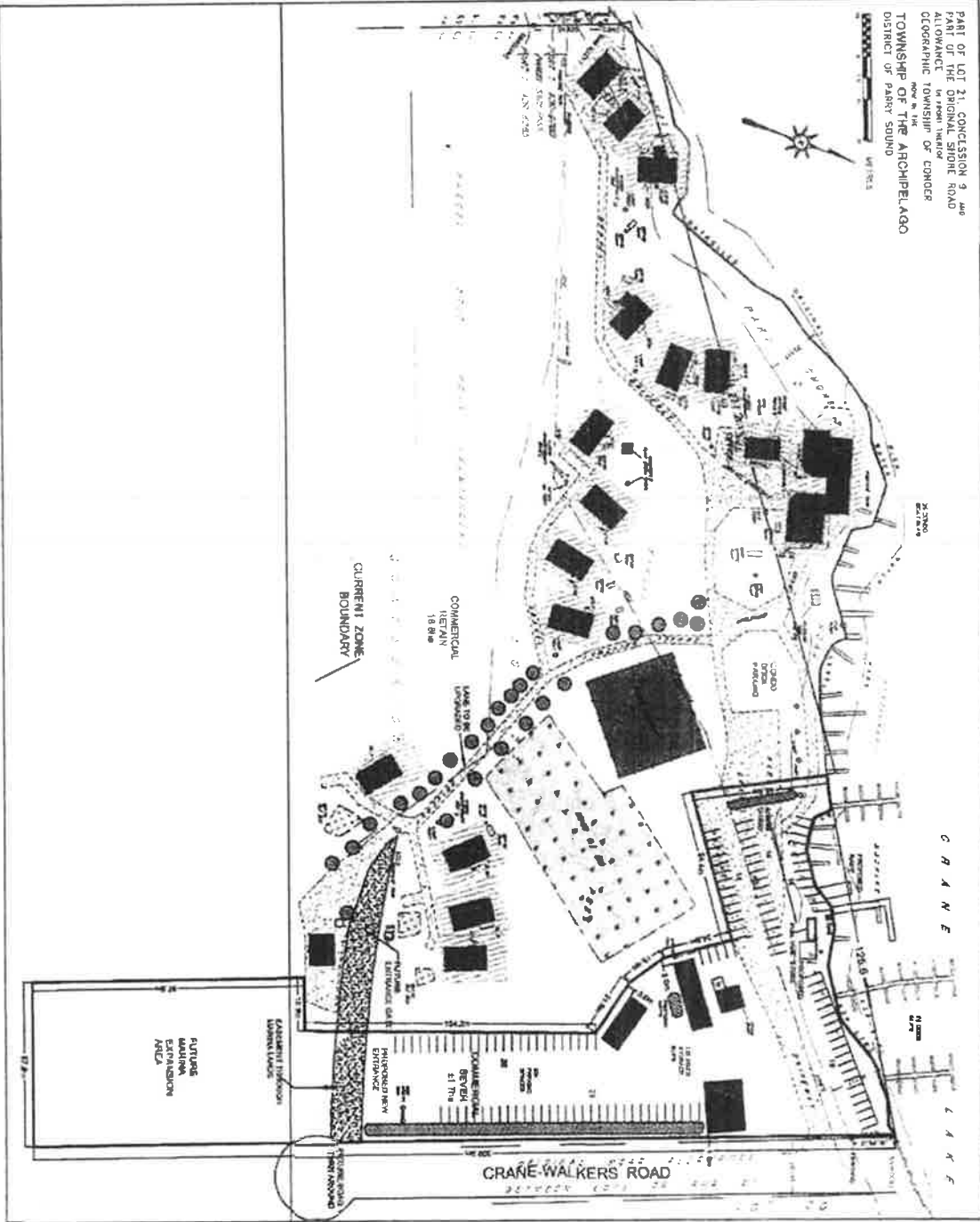
To facilitate the new entrance to the Residential Condominium and an improved layout for the operations of the marina, approximately 300 metres of Crane Walker Road is eligible for municipal, year-round maintenance, subject to the road being improved to an acceptable municipal standard.

**APPENDIX A
LOCATION MAP**



**APPENDIX B
CONSENT SKETCH**

PART OF LOT 21, CONCESSION 3 AND
 PART OF THE ORIGINAL SHORE ROAD
 ALLOWANCE IN THE TOWNSHIP OF
 CLONBROOK TOWNSHIP OF CONCOR
 TOWNSHIP OF THE ARCHPELAGO
 DISTRICT OF PARRY SOUND



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:

- 1) **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.

- 4) **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:

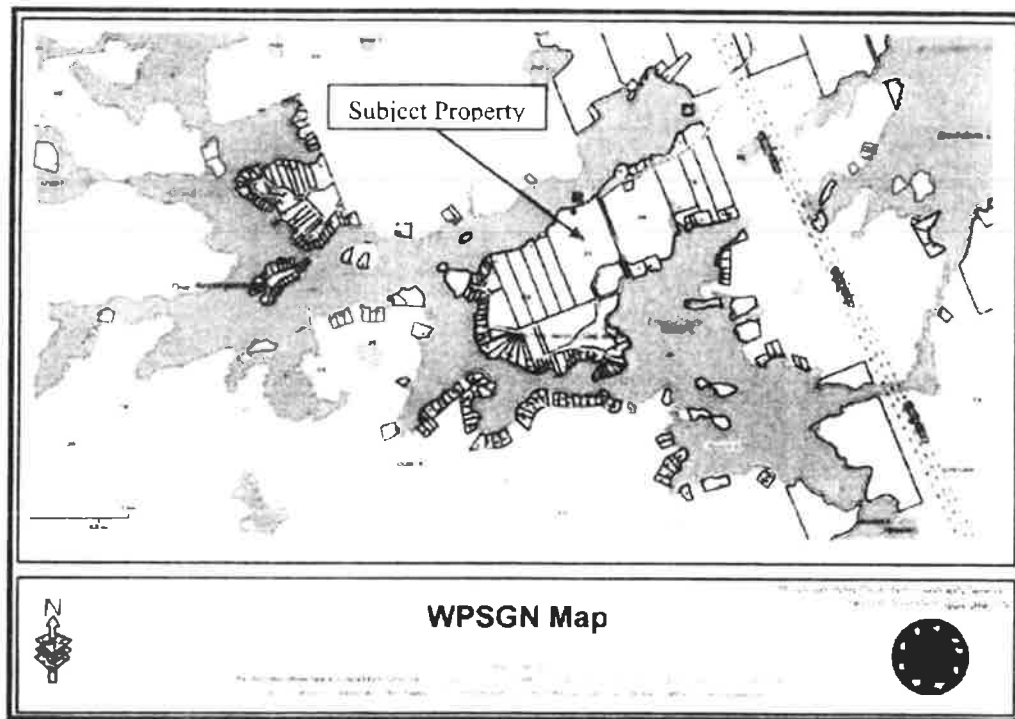
The purpose of the condominium application is to provide for the condominium ownership of the retained lands (resort) with the condominium to consist of a total of 18 residential condominium units in the form of 15 individual detached units and 3 units contained within a multiple residential building.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

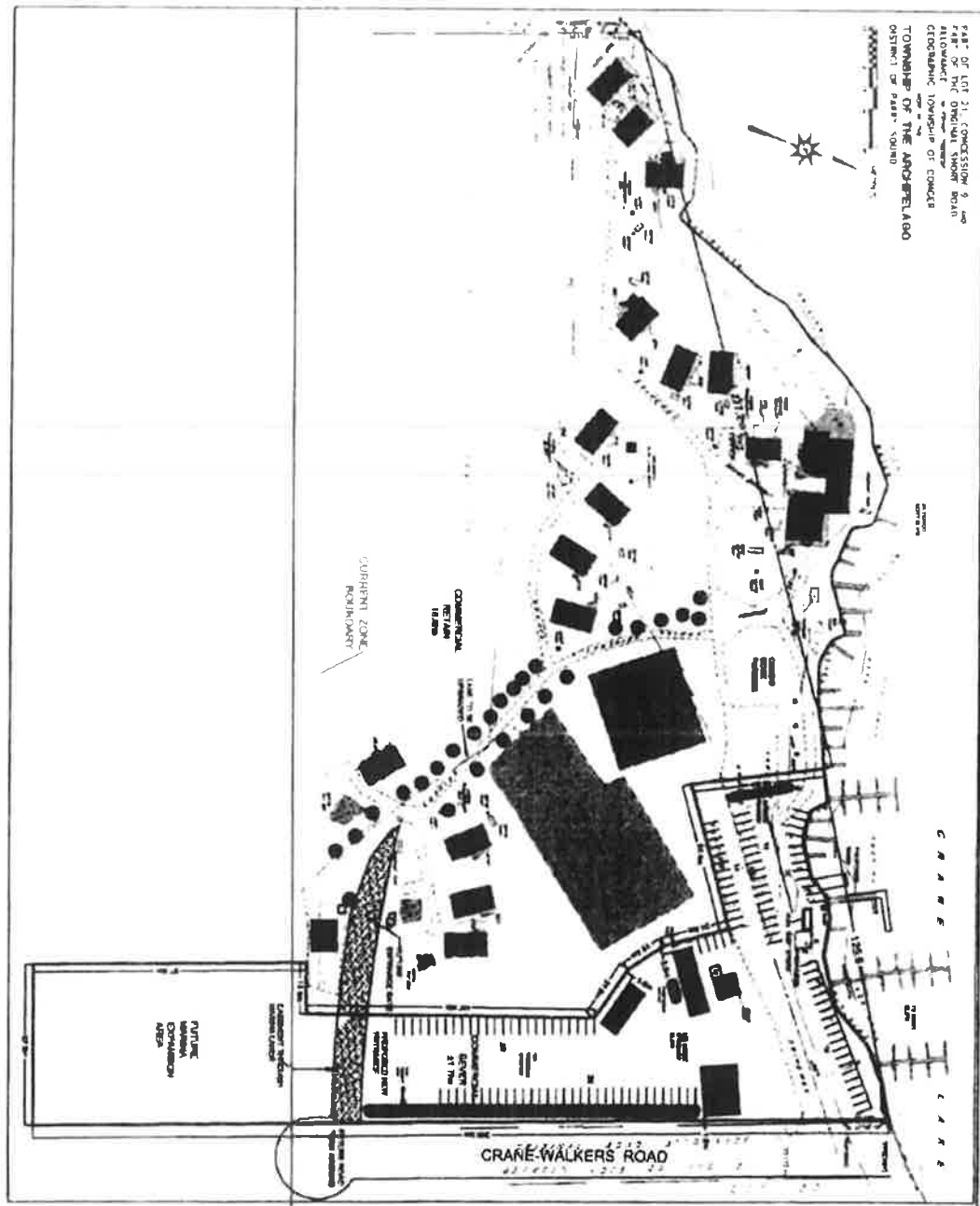
Supporting Documentation:

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
2. 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
4. 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, prepared 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 Affairs Comments, prepared by Dentons Canada LLP.

Report for The Archipelago Area Planning Board
 Consent Applications B01-16 and B02-16 and Condominium Application SB01-16
 (Crane Lake Resort)

Figure 2: Site Plan



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.

l) 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.'*
2. *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 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."*

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 By-law 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) **Viability 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 quantifiable 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.

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(Crane Lake Resort)

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.

4. *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.

5. *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";
- ii) Consent Application B02-16 be approved subject to the conditions set out in Appendix "B"; and,

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Consent Applications B01-16 and B02-16 and Condominium Application SB01-16
(Crane Lake Resort)

- 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



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

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:

1. 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;
 - b) 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.
2. 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 By-law.

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 m²;
- 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.

3. 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 dormitory 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'

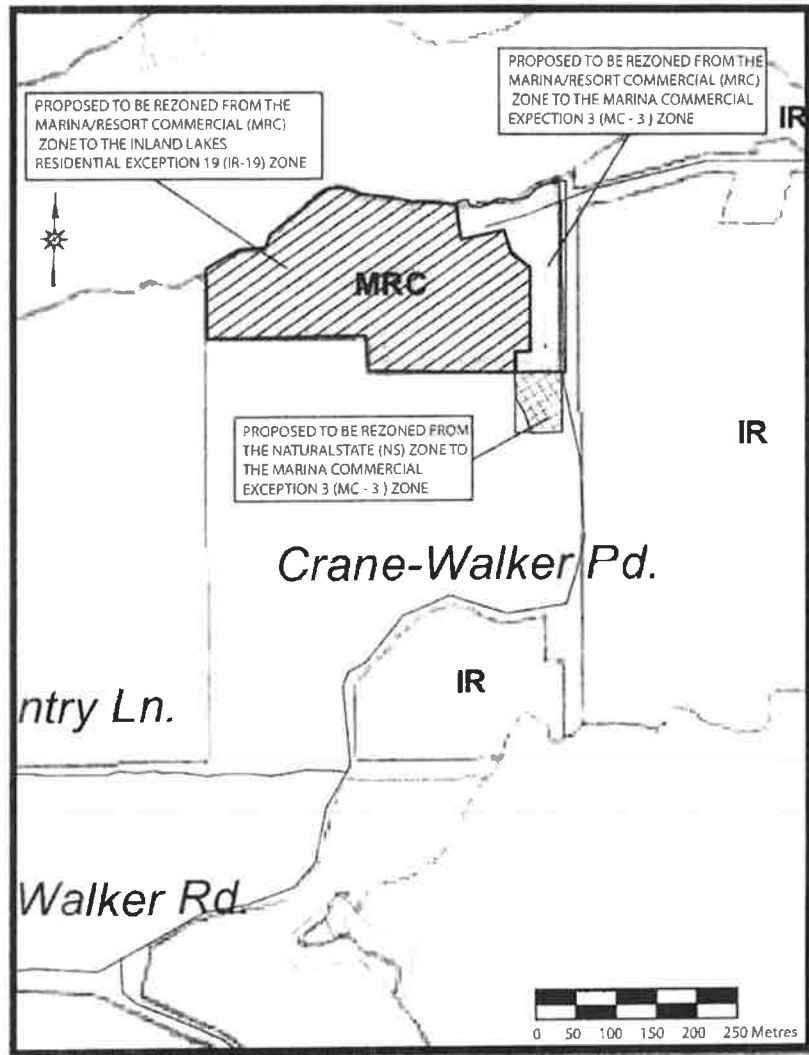
4. Schedule 1 and Schedule 2 to this By-law, shall be inserted as Schedule 'B-43' and Schedule 'B-44', respectively to By-law No. A2000-07, as amended.
5. This By-law shall take effect and come into force in accordance with Section 24(2) of the Planning Act, R.S.O. 1990.

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


REEVE


CLERK





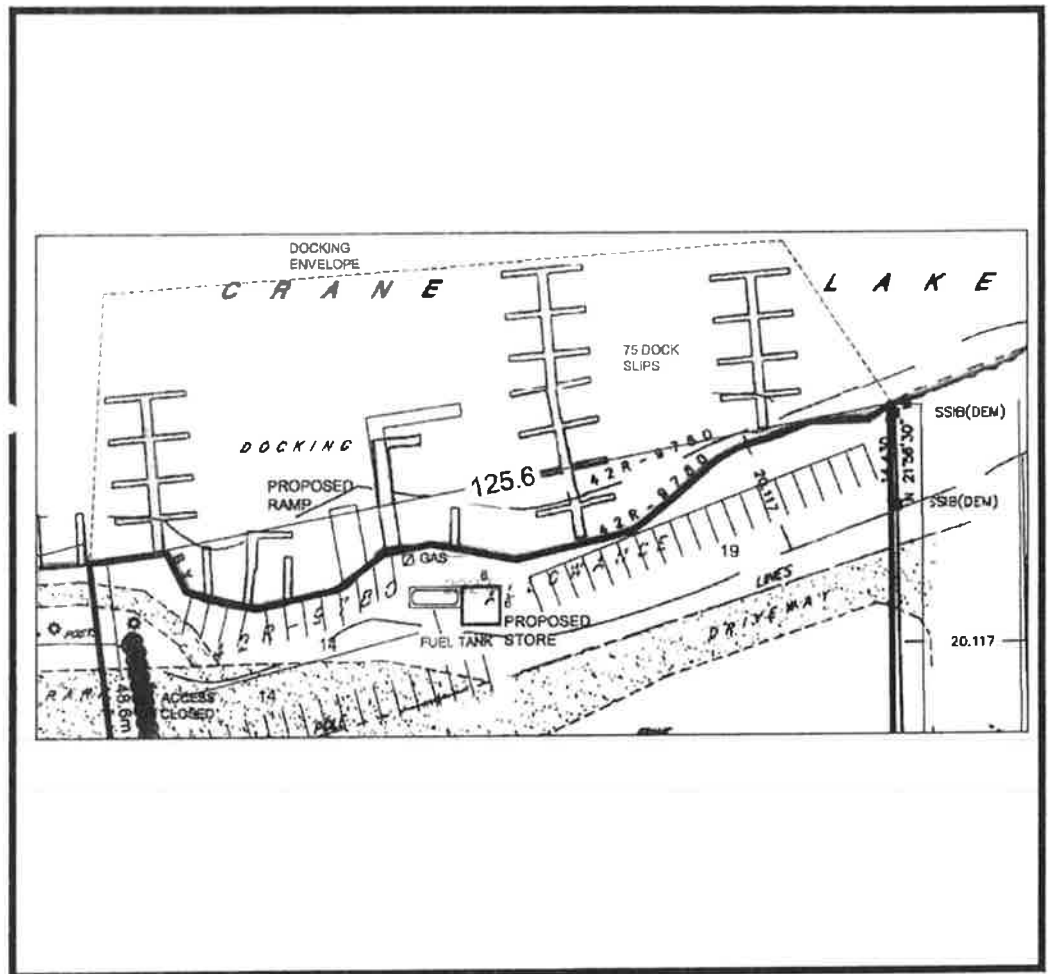
THIS IS SCHEDULE "1" TO BY-LAW NO. A2082-17

TOWNSHIP OF THE ARCHIPELAGO

PASSED THIS 8th DAY OF DECEMBER 2017


REEVE


CLERK

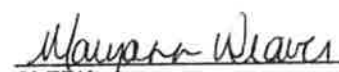


THIS IS SCHEDULE "2" TO BY-LAW NO. A2082-17

TOWNSHIP OF THE ARCHIPELAGO

PASSED THIS 8th DAY OF DECEMBER, 2017


REEVE


CLERK

SECTION 5

CONDOMINIUM AGREEMENT

N.D. McLENNAN LIMITED

- and -

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO

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CONDOMINIUM AGREEMENT

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 Description of Lands - The lands affected by this Agreement are the lands described in Schedule "A" hereto.
- 1.2 Plan Reference - 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 Conformity with Agreement - 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:

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 Schedules Attached – The following schedules are attached to and form part of this Agreement:

- Schedule "A" - Description of Lands
- Schedule "B" - 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. CONDITIONS PRIOR TO THE EXECUTION OF THIS AGREEMENT BY THE TOWNSHIP

3.1 Prior to the execution of this Agreement by the Township, the Owner shall:

- (a) Land Ownership – 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) Taxes – have paid all municipal tax bills issued and outstanding against the said lands;
- (c) Deeds and Easements – have delivered to the Township all transfers/deeds, discharges and easements or other documents required by Schedule "C";
- (d) Postponement Mortgage/Charge – 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) Cash Deposits and Security – have paid to the Township all cash deposits and security required by Schedule "D";
- (f) Insurance Certificate – file with the Township Solicitor an insurance certificate confirming those coverages specifically set out hereafter;
- (g) Digital Plans – 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) Responsibility Agreement – 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 said Internal Services.
- 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 estoppel 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 "Mortgages" 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:

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

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

i) A deposit of \$2,000.00

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.

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.
- d. "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.

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

Schedule "A": Legal Description, Subject Lands
Schedule "B": Plans and Reports
Schedule "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.
- e. 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.
- f. 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.
- g. The Owner shall provide to the Township all documents and information as required by the Applicable Standards in accordance with the provisions therein.
- h. 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.
- i. 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.
- j. 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.
- k. 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;
- ii. 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

- a. Notwithstanding the provisions of Section 4(b) of this Agreement, if as a result 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

Security

- 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 8(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 8(d), 8(e) and/or 8(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.
- e. 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

- i. 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);
 - ii. 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. Exceeding Cost Estimates - 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. Taxes – have paid all municipal tax bills issued and outstanding against the said lands;
 - ii. Postponement Mortgage/Charge – have filed with the municipal solicitor, for his approval, a postponement of any Mortgage/Charge in favour of this agreement;
 - iii. Cash Deposits & Security – have paid to the Township all cash deposits, development charges and security required hereunder;
 - iv. Land Ownership - 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. Declaration - 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. Environmental Compliance Approval – 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;
 - ii. 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

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 1 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:

- a) 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

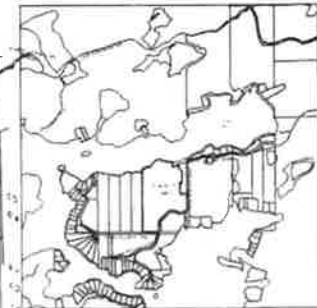
i) Estimated Replacement Value \$ _____

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 ARCHPELAGO
DISTRICT OF PARRY SOUND

0 7.5 15 30 METRES



CRANE LAKE



DRAFT PLAN OF CONDOMINIUM
PART OF LOT 21, CONCESSION 9 AND
THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT THEREOF
GEOGRAPHIC TOWNSHIP OF CONGER
NOW IN THE
TOWNSHIP OF THE ARCHPELAGO
DISTRICT OF PARRY SOUND

INFORMATION PERTINENT TO SECTION 51(17)
OF THE PLANNING ACT - R.S.O. 1990

- A) BOUNDARIES SHOWN ON KEY PLAN.
- B) ROADWAYS SHOWN ON PLAN.
- C) KEY PLAN SHOWN ON DRAFT PLAN.
- D) EXISTING COTTAGE UNITS.
- E) USES SHOWN ON PLAN.
- F) LOT DIMENSIONS ARE SHOWN ON PLAN.
- G) TOPOGRAPHICAL FEATURES ARE AS SHOWN.
- H) CRANE LAKE WATER PUMPED THROUGH TREATMENT SYSTEM.
- I) SOILS ARE A SAND, SILT, LOAM AND CLAY MIX.
- J) 2.5m CONTOURS AS SHOWN ON PLAN.
- K) HYDRO, PHONE.
- L) NIL.

- EXCLUSIVE AREAS SHOWN TO INCLUDE LANDS 4m FROM UNIT WALLS WHERE AVAILABLE.
- AREAS OUTSIDE OF EXCLUSIVE TO BE CONSIDERED COMMON ELEMENTS.

0 10 20 40 METRES

OWNERS CERTIFICATE
AND WHEREAS THE DRAFT PLAN OF CONDOMINIUM
THE DRAFT PLAN OF CONDOMINIUM IS A DRAFT PLAN
OR SUBSEQUENT TO THE APPROVAL

Norm Lamer
PLANNING OFFICER (PARRY SOUND)

March 27, 1998

SURVEYOR'S CERTIFICATE
WHEREAS I HAVE BEEN ADOPTED AS THE SURVEYOR
THE DRAFT PLAN OF CONDOMINIUM IS A DRAFT PLAN
AND THEREFORE I HAVE TO THE BEST OF MY KNOWLEDGE
AND BELIEF THE DRAFT PLAN OF CONDOMINIUM IS
A DRAFT PLAN OF CONDOMINIUM

[Signature]
SURVEYOR

March 27, 1998

EASEMENT THROUGH MARINA LAYS

FUTURE MARINA EXPANSION AREA

hel

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
rickbrear@burke-stonework.ca
www.burke-stonework.ca

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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.

Summary:

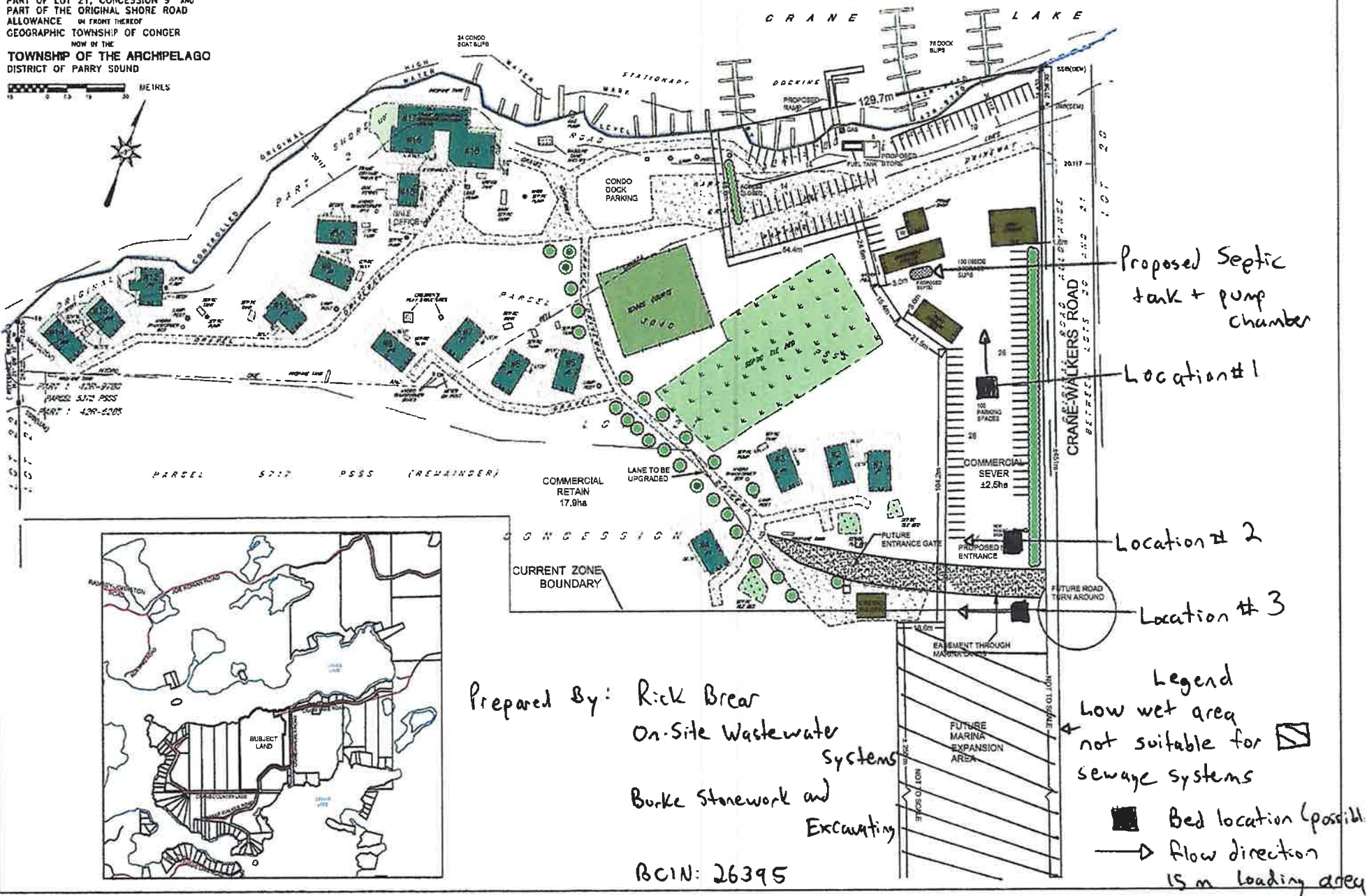
This report and these septic bed locations are for a small workshop with a toilet and sink and for a 3 bedroom dwelling that is less than 200m² and less than 20 fixture units. If a larger more commercial system is required for public washrooms for marina patrons then a much larger area must be considered. In this event the entire upper winter boat storage area may have to be 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


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
DISTRICT OF PARRY SOUND





Prepared By: Rick Brear
On-Site Wastewater
Systems
Burke Stonework and
Excavating

BCIN: 26395

Legend

Low wet area
not suitable for
sewage systems 

 Bed location (possible)

 Flow direction

15 m loading area

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 sever ~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 ≤40,000Lpd, therefore no changes are being proposed to the existing sewage works. The marina



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



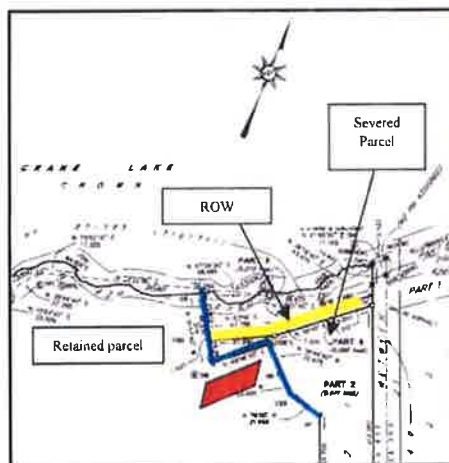
1.0 BACKGROUND

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 $\leq 40,000$ Lpd.

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 our understanding that this ROW is 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.



Table 1 - Peak Daily Design Volumes (Pre and Post Development)

Original Sewage Design Basis					Proposed Sewage Design						
Facility	Unit No.	Unit No.	OBC Sewage Volumes (L/day)	Total Sewage Volume (L/day)	Facility	Unit No.	No. of Units	OBC Sewage Volumes (L/day)	Total Sewage Volume (L/day)		
A. Main Building											
Restaurant		41	75	75 (pp)	1,075	A. 3-three bedroom units	16/17/18	3	1,600	4,900	
Lounge		22	35	130 (pp)	2750						
Bar		61	35	130 (pp)	7875						
Meeting Room		26	35	130 (pp)	1620						
Store		25	5	5 (sq ft)	555						
B. Laundry					B. Laundry						
		1	2000		1000		2	2000	1000		
C. Two bedroom Apartment					C. Two bedroom Apartment						
		1	1100		1100		1	1100	1100		
D. Cabins					D. Condo Units						
Three bedrooms	1	1	1100	1 bedroom	1100	Three bedrooms	1	1	1100	1100	
Five bedrooms	2	1	2500	1 bedroom	7500	Five bedrooms	2	1	2500	2500	
Three bedrooms	3	1	1100	1 bedroom	1100	Three bedrooms	3	1	1100	1100	
Five bedrooms	4	1	2500	1 bedroom	5900	Five bedrooms	4	1	2500	2500	
Three bedrooms	5	1	1100	1 bedroom	1100	Three bedrooms	5	1	1100	1100	
Three bedrooms	6	1	1100	1 bedroom	1100	Three bedrooms	6	1	1100	1100	
Three bedrooms	7	1	1100	1 bedroom	1100	Three bedrooms	7	1	1100	1100	
Three bedrooms	8	1	1100	1 bedroom	1100	Three bedrooms	8	1	1100	1100	
Three bedrooms	9	1	1100	1 bedroom	1100	Three bedrooms	9	1	1100	1100	
Three bedrooms	10	1	1100	1 bedroom	1100	Three bedrooms	10	1	1100	1100	
Three bedrooms	11	1	1100	1 bedroom	1100	Three bedrooms	11	1	1100	1100	
Three bedrooms	12	1	1100	1 bedroom	1100	Three bedrooms	12	1	1100	1100	
Three bedrooms	13	1	1100	1 bedroom	1100	Three bedrooms	13	1	1100	1100	
Three bedrooms	14	1	1100	1 bedroom	1100	Three bedrooms	14	1	1100	1100	
				Total	46845					Total	36600

OCA Permit approved for 48500 gal

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 (NH₃) 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 $4,720 \times 10^4 \text{ m}^3$ (MNR, 2010). Crane Lake encompasses a watershed area of 137 km² 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 Rates

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 Capacity 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).

Table 2 - Total Phosphorus Loading Assumptions

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
Permanent	Proposed condominium units	18 units	1.27 or 1.9	NA	15-30.3
TP Loading (kg/a)				135	132-139

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 RESPONSIBILITY 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: Figures

Appendix B: CofA No.: 11851-5G3LL4

Appendix C: Surface Water Results

APPENDIX A

Figures

42

Noted by: JACQUARTIER on October 10, 2018 at 3:21pm
 File M:\18 Projects\18-337 WTP Design (Parry Sound)\04.0 - Drafting\18-337.dwg Layout: Figure 1 PlotScale: 0.5



LEGEND:

— Approx. Study Area



REG MAP



Study Area Location

Blackstone Crane Lake Rd.,
 Parry Sound, On

DATE ISSUED: October 2018
 CREATED BY: JLM
 PROJECT NO.: 18-337
 REFERENCE: MNRF

Figure No.
 1



- LEGEND**
- Approx. Property Boundary (~20.5ha)
 - Water's edge
 - Existing Water Distribution Line (Approx.)
 - Booster Pump
 - 5m OBM Contours
 - Septic Bed Areas (white)



KEY MAP



Site Layout
 (Existing Conditions)

Blackstone Crane Lake Rd.,
 Parry Sound, ON

DATE ISSUED	May 2019	Figure No.
CREATED BY	JLM	2
PROJECT NO	15-337	
REVISIONS	WIPSON	



Project: 18-337 WTP Design (Parry Sound) 04.6 - Drafting 18-337.dwg
 Date: 15-May-2019 10:00:00
 User: JLM
 Plot: 18-337 WTP Design (Parry Sound) 04.6 - Drafting 18-337.dwg
 Scale: 1:1,250
 Orientation: N

144

APPENDIX B

CofA No.: 1180-5G3LL4



Ontario

Ministry of the Environment
Ministère de l'Environnement

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

N.D. McLennan Limited
5 Main Street, Rosseau, Ontario, P0C 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 #1:
- 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

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

(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 Business Names Act, 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 Corporations Informations Act, 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 Professional Engineers Act.

(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 Ontario Water Resources Act, 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 Ontario Water Resources Act, R.S.O. 1990, Chapter 0.40, provides that the Notice requiring the hearing shall state:

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*
Environmental Review Tribunal
2300 Yonge St., 12th Floor
P.O. Box 2382
Toronto, Ontario
M4P 1E4

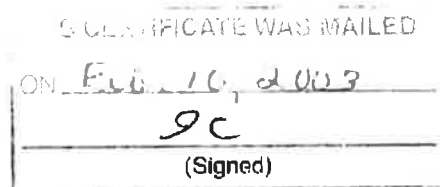
AND

The Director
Section 53, Ontario Water Resources Act
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, Ontario
M4V 1L5

* 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



A handwritten signature in black ink, consisting of a large loop and a horizontal stroke.

Mohamed Dhalla, P.Eng.
Director
Section 53, Ontario Water Resources Act

MN/

c: District Manager, MOE North Bay
Clerk, the Township of the Archipelago
Robert Hughes, P.Eng., Georgian Engineering ✓

APPENDIX C

Surface Water Results

Surface Water Sampling Summary
Crane Lake Resort

Parameter	Units	PWQO	Crane Lake
			26-Aug-19
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(CaCO ₃) to pH4.5	mg/L		9
Bicarbonate(as CaCO ₃)	mg/L	-	9
Carbonate (as CaCO ₃)	mg/L	-	< 5
Hydroxide (as CaCO ₃)	mg/L	-	< 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/L	-	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
Boron	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
			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 CaCO ₃)	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

C.O.C.: G81881

REPORT No. B19-26899

Report To:

Azimuth Environmental
642 Welham Rd,
Barrie ON L4N9A1 Canada
Attention: Jackie Coughlin

Caduceon Environmental Laboratories

112 Commerce Park Drive
Barrie ON L4N 8W8
Tel: 705-252-5743
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.

			Client I.D.		SW-1			
			Sample I.D.		B19-26899-1			
			Date Collected		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/O	7.09			
Langelier Index(25°C)	S.I.		Calc.	04-Sep-19/O	-2.68			
Alkalinity(CaCO ₃) to pH4.5	mg/L	5	SM 2320B	28-Aug-19/O	9			
Bicarbonate(as CaCO ₃)	mg/L	5	SM 2320B	28-Aug-19/O	9			
Carbonate (as CaCO ₃)	mg/L	5	SM 2320B	28-Aug-19/O	< 5			
Hydroxide (as CaCO ₃)	mg/L	5	SM 2320B	28-Aug-19/O	< 5			
Conductivity @25°C	µmho/cm	1	SM 2510B	28-Aug-19/O	88			
Fluoride	mg/L	0.1	SM4110C	30-Aug-19/O	< 0.1			
Chloride	mg/L	0.5	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	0.2	SM 3120	29-Aug-19/O	12.0			
Potassium	mg/L	0.1	SM 3120	29-Aug-19/O	0.5			
Ammonia (N)-Total	mg/L	0.01	SM4500-NH ₃ -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			

Christine Burke

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

C.O.C.: G81881

REPORT No. B19-26899

Report To:

Azimuth Environmental
642 Welham Rd,
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Attention: Jackie Coughlin

Caduceon Environmental Laboratories

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Tel: 705-252-5743
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DATE RECEIVED: 27-Aug-19

JOB/PROJECT NO.:

DATE REPORTED: 05-Sep-19

P.O. NUMBER: 18-337

SAMPLE MATRIX: Surface Water

WATERWORKS NO.:

			Client I.D.		SW-1			
			Sample I.D.		B19-26899-1			
			Date Collected		26-Aug-19			
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			
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	0.000015	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/O	< 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			
Tin	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			

CBurke

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

Christine Burke
Lab Manager

C.O.C.: G81881

REPORT No. B19-26899

Report To:

Azimuth Environmental

642 Welham Rd,
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WATERWORKS NO.

			Client I.D.	SW-1				
			Sample I.D.	B19-26899-1				
			Date Collected	26-Aug-19				
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

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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;
- 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



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%);
- 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
- 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 Lake 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 than 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				
Eq 1	Seasonal mean TP concentration	$TP_{mean} = LT * (1 - R_P) * 0.956q_s$	kg/yr	Paterson et al. 2006
Eq 2	Terrestrial TP Export	$TP = CA * (0.47\% \text{ of } WA - 3.82)$	kg/yr	Paterson et al. 2006
Eq 3	Lake Discharge	Lake outflow (Q) = (A _u + A _o) * MAR		Paterson et al. 2006
Eq 4	TP Retention Coefficient	$R_P = v / (v + q_s)$		Paterson et al. 2006
Eq 5	TP Concentration at Lake outflow	$TP_{outflow} = 0.956 \times TP \text{ Lake I/F}$	kg/yr	Paterson et al. 2006
Eq 6	TP Export to downstream lakes	$TP_d = TP_{outflow} * Q$	kg/yr	Paterson et al. 2006

Table 2 – Summary of Model Inputs

Type	Model component	Model Coefficients:	Units	Assumptions	Source
Source of Input	Atmospheric TP Deposition rate	41 (67)	kg/ha-yr		Paterson et al. 2006
	Runoff (Terrestrial Runoff)				
	Overland coefficient	See Equation 2	m/yr	< 3.5% cleared area = 2.5% wetland	Paterson et al. 2006
	Overland coefficient	5.5 (6.0)	m/yr	> 3.5% forested area = 2.5% wetland	Paterson et al. 2006
Local Runoff	Overland coefficient	5.5 (6.0)	m/yr	< 15% cleared area = 2.5% wetland	Paterson et al. 2006
	Mean lake size	2.768	m		MELP, 2010
	Loading per lot	0.002	kg/yr		MELP, 2010
	Per capita TP contribution	0.006	kg/capita-year		MELP, 2010
Anthropogenic Source	Permanent	7.56	kg/capita-yr	road access permanent	MELP, 2010
	Extended seasonal	1.77	kg/capita-yr	road access seasonal	MELP, 2010
	Seasonal	0.069	kg/capita-yr	water access seasonal	MELP, 2010
	Water park, auto	0.37	kg/capita-yr	seasonal	MELP, 2010
	Youth Camp	12.5	kg/capita-yr		MELP, 2010
	Resort	1.18	kg/capita-yr	200 people per day	MELP, 2010
	Resort with staff	1.97	kg/capita-yr		MELP, 2010
Hydrology	Mean Annual Runoff (MAR)		m/yr	MELP look up table	MELP, 2010
	Mean Annual Runoff	0.511	m/yr		
	Mean Annual Runoff	0.510	m/yr	Water Budget Parry Sound Station	
Retention (R _P)	Netting Velocity (v)	12.4	m/yr		Paterson et al. 2006

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 MECF look up table.

Overland Runoff Loading

The percentage of wetland for each catchment was estimated using various mapping tools (i.e., MNR 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/m²/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
	ug/L
Horseshoe	8.7
First	7.90
Second	10.1
Third	10.3
Forget Lake	6.1
Blackstone	5.0
Crane Lake	4.8

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:

Table 4 – Summary of Watershed Characteristics and Land Cover Area

Lake	Lake Surface Area	Drainage Basin (excl. Lake area)	Local Drainage Basin (excl. Lake area)	Mean Depth	Max Depth	Cleared Land	% Cleared Land	Wetland	% wetland	Forest	% forest
	ha	ha	ha	m	m	ha	%	ha	%	ha	%
Horseshoe	370	3300	3300	6.5	20	235	7%	35.7	11%	3030	91.8%
First	18	3760	160	1.5	4	4	2%	5.9	3.7%	151	94.1%
Second	25	5490	670	1.7	3.3	0.10	0.0%	49.9	7.4%	620	92.5%
Third	37	5160	780	4.5	9	17	2%	90.0	11.5%	673	86.3%
Forget Lake	27	160	160	13	21	0.10	0.1%	22.7	17.0%	137	85.7%
Blackstone	516	9760	4503	20	58	124	4%	468	10.4%	3861	85.8%
Crane Lake	513	13780	3487	9.5	34	31%	9%	175	3.6%	3043	94.0%

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.



Table 5 – Summary of Land Use Occupancy

Lake	No. Of Total Lots	Developed Lots	Seasonal	Extended Seasonal	Permanent	Youth Camp ¹	Trailer Parks/ Resort	Vacant Developable Lots	Vacant Un-developable Lots	Total Build-out
Horseshoe	406	335	91	188	54	0	2	53	16	390
First	22	18	1	17	0	0	0	3	1	21
Second	7	3	0	3	0	0	0	3	1	6
Third	10	7	0	6	0	1	0	3	0	10
Forget Lake	5	1	0	1	0	0	0	2	2	3
Blackstone ²	166	134	116	0	7	0	1	42	--	166
Crane Lake ³	267	225	64	100	0	0	1	27	18	252

¹Only Rental Camp of the First three Developable lots

²Blackstone Lake Plan, 2010

³Crane Lake Plan, 2015

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 ≤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**
 - Estimated Resort TP Load = $63 \times 12.5 / 46.1 = 17.1\text{kg/a}$

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 = $63 \times 15 / 46.1 = 20.5$ **equivalent units**
- resort usage rate - 1.18 capita yrs/yr (MECP, 2010)
- loading 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.



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.

Table 6 - Modelled and Measured TP Concentrations for Crane Lake Subwatershed

Lake	Existing Measured TP Conc. ¹	Existing Modelled TP Conc.	difference from measured to Modelled Conc.	Modelled Background Conc.	Revised PWQO (background plus 50%)	% increase over Background (Existing)	% Increase over Revised PWQO (Full Build-out)
	ug/L	ug/L	%	ug/L	ug/L	%	%
Horseshoe	8.7	9.4	8%	3.9	5.84	142%	158%
First	7.9	9.1	13%	3.8	5.75	138%	154%
Second	10.1	10.9	7.5%	6.1	9.09	80%	91%
Third	10.3	10.2	-1.5%	6.1	9.10	67%	75%
Forget	6.1	5.9	-3%	5.6	8.45	5%	6%
Blackstone	5.0	6.0	16%	4.4	6.59	37%	47%
Crane Lake	4.8	5.9	19%	3.8	5.67	56%	65%

3.2 Crane Lake LCM Results

As can be observed on Table 7, the resulting 'modelled' background concentration for Crane Lake is 3.8µg/L and the revised PWQO is therefore 5.7µg/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.



Table 7 - Modelled and Measured TP Concentrations for Crane Lake

Crane Lake TP LCM Results	Existing Scenario	Proposed development SCN 1	Proposed development SCN 2
Background Modelled TP (ug/L)	3.78	3.78	3.78
PWQO (Background + 50%) (ug/L)	5.67	5.67	5.67
Existing Modeled TP (ug/L)	5.91	5.92	5.86
Existing Measured TP (ug/L)	4.8	4.8	4.8
Difference between modelled and measured TP	18.8%		
Full build out of existing lots TP	6.24	6.25	6.19
<i>Increase over Background (existing)</i>	6.3%	6.7%	5.1%
<i>Increase over Background (full buildout)</i>	15.0%	15.4%	13.8%

SCN1 – permanent usage rate SCN 2 -hybrid 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

A. M. Paterson, P. J. Dillon, N. J. Hutchinson, M. N. Futter, B. J. Clark, R. B. Mills, R. A. Reid & W. A. Scheider (2006). A Review of the Components, Coefficients and Technical Assumptions of Ontario's Lakeshore Capacity Model, Lake and Reservoir Management, 22:1, 7-18, DOI: 10.1080/07438140609353880.

Crane Lake Association (CLA), 2015. Lake Plan for Crane Lake.

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APPENDICES

- Appendix A: Figures**
 - Appendix B: LCM Lake Summary Sheets**
 - Appendix C: TP Water Quality Data**
 - Appendix D: Shoreline Land Use Occupancy Data**
 - Appendix E: Crane Lake Calculations**
-

APPENDIX A

Figures



LEGEND:

— Approx. Study Area



REG MAP

250m 0 750m

HORIZONTAL SCALE 1: 25,000



Study Area Location

LCM Study - Crane Lake Watershed
Crane Lake Condominium Development,
510 Blackstone Crane Lake Rd., Archipelago

DATE ISSUED: July 2020

CREATED BY: JLA

PROJECT NO.: 18-337

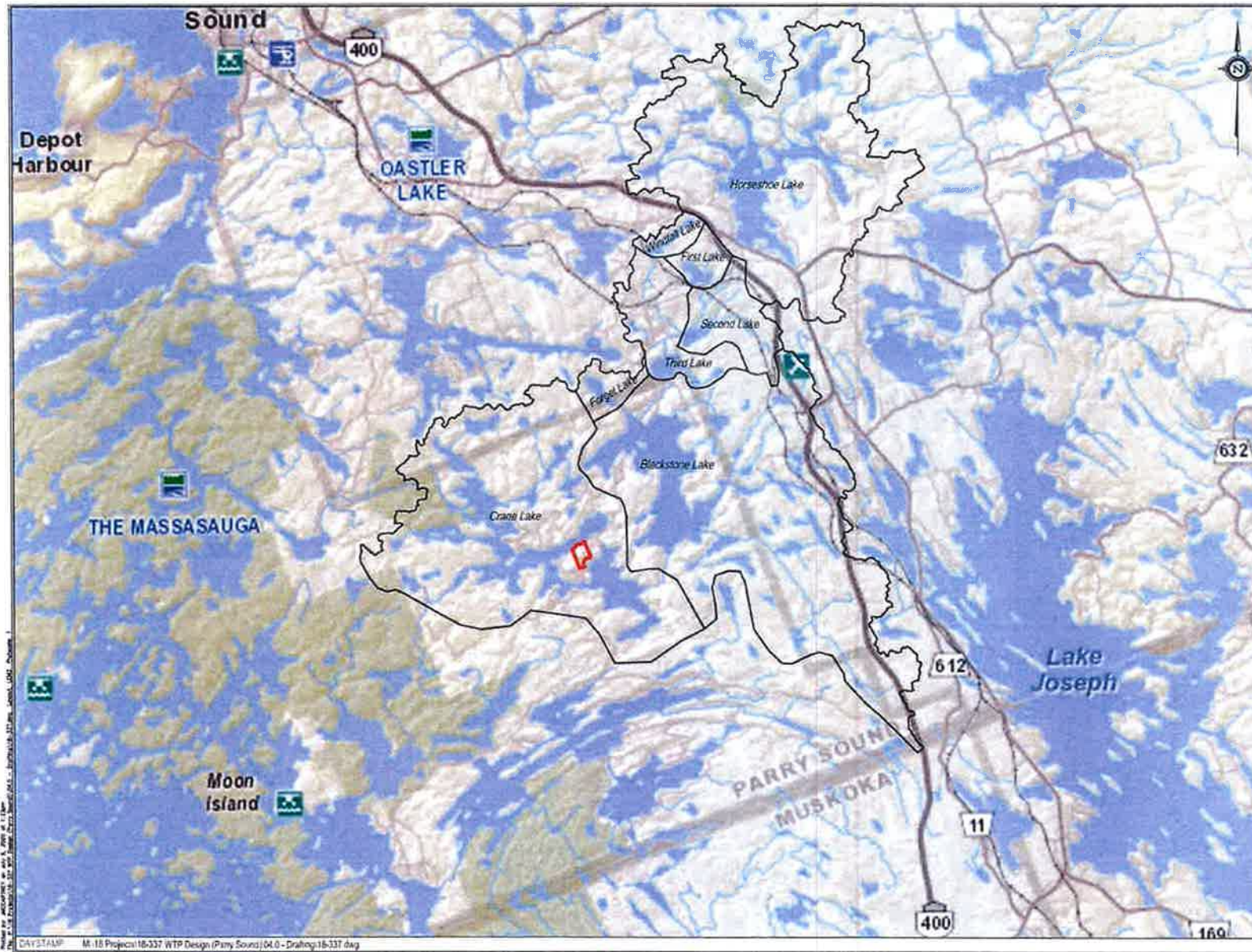
REFERENCE: MNRF

Figure No

1

DAYSTAMP: M:\18 Projects\18-337 WTP Design (Parry Sound)\04.0 - Drafting\18-337.dwg

22



LEGEND:
 — Approx. Property Boundary
 — Local Watersheds

1500m 0 3000m
 HORIZONTAL SCALE 1:100,000

AMZIMUTH ENVIRONMENTAL CONSULTING INC.

Watershed Mapping

LCM Study - Crane Lake Watershed
 Crane Lake Condominium Development,
 510 Blackstone Crane Lake Rd., Archipelago

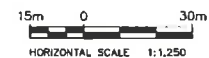
DATE ISSUED	July 2020	Revision No.
CREATED BY	J.M.	2
PROJECT NO	16-337	
REFERENCE	DPSSGN	



- LEGEND:**
- Approx. Retained Parcel (~18.8ha)
 - Severed Lands (~1.7ha)
 - Water's Edge
 - Septic Bed Areas (white)
 - Borehole Locations (Golder)
 - BH1 4.27m
 - BH2 2.74m
 - BH3 2.44m



KEY MAP



**Proposed Development Concepts
(Sewage Systems)**

LCM Study - Crane Lake Watershed
Crane Lake Condominium Development,
510 Blackstone Crane Lake Rd., Archipelago

DATE ISSUED	July 2020	Fig no 1/3
CREATED BY	JLM	
PROJECT NO	18-337	
REFERENCE	WPSCV	

APPENDIX B

LCM Lake Summary Sheets

APPENDIX B1 - LCM CALCULATIONS - HORSEHOE LAKE

input data
constant/coefficient
calculation

Catchment/ Basin Morphology

Lake Area	ha
Catchment Area (excluding lake)	ha
Wetland	%
Forest (includes natural cleared area)	%
Lake Volume	m ³
Maximum Depth	m
Mean Depth	m

Existing

370
3300
1.1
91.8
4720000
20
6.5

Watershed Load - Natural TP Inputs

Current Overland Coefficient (Table 1)	kg/yr/m ²
Background (runoff from terrestrial) =	kg/yr
Atmospheric Deposition	kg/ha/yr
Atmospheric Load =	kg/yr

5.50E+06
181.50
0.167
61.79

Flow/ Hydrology

Mean Annual Runoff (MAR)	m/yr
Lake outflow (Q) = (Ad+Ao)*MAR	m ³ *yr-l
Areal water load (qs) =	m*yr-l
Water replenishment rate = Q/V _l	times
lake response time	yr

0.510
18,717,000
5.06
3.97
2.37

Anthropogenic TP Inputs

Septic systems

Septic Load Rate	kg/cap/yr
Septic Removal Efficiency	%

0.66

Occupancy

Usage (cap yrs/yr)

Permanent	2.56
Extended Seasonal	1.27
Seasonal	0.69
Trailer parks:	
Seasonal	0.37
Vacant undeveloped lots:	
Permanent	2.56
Extended Seasonal	1.27
Seasonal	0.69
Total Existing	
Total Buildout	

Units

Load (kg/yr)

54	91
188	158
91	41
2	
175	43
55	
8	13
27	22
13	6
335	333
390	368

Lots

Number of Developed lots	
Export coefficient	mg/m ² /year
Average Lot Size	m ²
Load	kg/lot/yr
Lot Load	kg/yr

Existing

Full Buildout

335	390
9.80	9.80
3798	3798
0.04	0.04
12.5	14.5

Agriculture and Urbanization

Area	ha
Area	ha
Load	kg/ha/yr
Area Load	kg/yr

0.0
0.0
0.3
0.0

Losses

Is the lake anoxic/shallow?	
Settling Velocity (v)	m/yr
in lake retention (Rp) =	prop.

N
12.4
0.710

APPENDIX B1 - LCM CALCULATIONS - HORSEHOE LAKE

input data
constant/coefficient
calculation

Loading Summary

Source

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

Existing	Full Buildout	Background
62	62	62
181	181	181
333	368	
12.5	14.5	
0	0	0
0	0	0
588	625	242.79
159	169	66
169	180	70

Modelled TP

TP _{outflow} = 0.956 x TP Lake I/F	µg/L
Tplate (ice-free) modelled	µg/L

9.02	9.59	3.7
9.4	10.0	3.9

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)	%

	5.8
8.7	
7.8%	
142%	
158%	

APPENDIX B2 - LCM CALCULATIONS - FIRST LAKE

input data
constant/coefficient
calculation

Catchment/ Basin Morphology

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	m ³	422000
Maximum Depth	m	4.000
Mean Depth	m	1.5

Former development

Watershed Load - Natural TP Inputs

Background (runoff from terrestrial) Eq 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	m ³ *yr-1	19,012,800
Areal water load (qs) =	m ³ *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	%	

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	3	2.4
Seasonal	0.69	0.17	0.1
Total Existing		18	15
Total Buildout		21	17

Lots

		Existing	Full Buildout
Number of Developed lots		18	21
Export coefficient	mg/m ² /year	9.80	9.80
Average Lot Size	m ²	3,798	3,798
Load	kg/lot/yr	0.04	0.04
Lot Load	kg/yr	0.7	0.8

Agriculture and Urbanization

Area	ha	0.0
Area	ha	0.0
Load	kg/ha/yr	0.3
Area Load	kg/yr	0.0

Losses

Is the lake anoxic/shallow?		N
Settling Velocity	m/yr	12.4
in lake retention (Rp) =	prop.	0.154

Loading Summary

APPENDIX B2 - LCM CALCULATIONS - FIRST LAKE

input data
constant/coefficient
calculation

Source

Atmospheric Load	kg/yr
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/yr
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
0.7	0.8	0
0.0	0	0
169	180	70
198	210.99	83.23
706	754	297
166	177	70

Modelled TP

$TP_{outflow} = 0.956 \times TP_{Lake\ I/F}$	µg/L
Tlake (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)	%

Existing		
8.7	9.3	3.7
9.1	9.7	3.8
		5.8
7.9		
13%		
138%		
154%		

APPENDIX B3 - LCM CALCULATIONS - SECOND LAKE

input data
constant/coefficient
calculation

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

Former development

Watershed Load - Natural TP Inputs

Background (runoff from terrestrial) Eq 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)	m/yr	0.510
Lake outflow (Q) = (Ad+Ao)*MAR	m3*yr-l	17,926,500
Areal water load (qs) =	m*yr-l	71.71
Water replenishment rate = Q/V _L	times	3.80
lake response time	yr	0.54

Anthropogenic TP Inputs

Septic systems

Septic Load Rate	kg/cap/yr	0.66
Septic Removal Efficiency	%	

Occupancy

Usage (cap yrs/yr)

Units

Load (kg/yr)

Permanent	2.56	0	0
Extended Seasonal	1.27	3	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

Number of Developed lots		Existing	Full Buildout
Export coefficient	mg/m2/year	3	6
Average Lot Size	m2	9.80	9.80
Load	kg/lot/yr	3,798	3,798
Lot Load	kg/yr	0.037	0.037
		0.1	0.2

Agriculture and Urbanization

Area	ha	
Area	ha	0.0
Load	kg/ha/yr	0.3
Area Load	kg/yr	0.0

Losses

Is the lake anoxic/shallow?		N
Settling Velocity	m/yr	12.4

APPENDIX B3 - LCM CALCULATIONS - SECOND LAKE

input data
constant/coefficient
calculation

in lake retention (Rp) =	prop.
--------------------------	-------

0.147

Loading Summary

Source	
Atmospheric Load	kg/yr
Runoff from Terrestrial	kg/yr
Septic	kg/yr
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/yr
Export load to downstream lake	kg/yr

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	103.8

Modelled TP

TP _{outflow} = 0.956 x TP Lake I/F	µg/L
T_{lake} (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)	%

10.4	11.1	5.8
10.9	11.6	6.1
		9.1
10.1		
7.5%		
80%		
91%		

APPENDIX B4 - LCM CALCULATIONS - THIRD LAKE

input data
constant/coefficient
calculation

Catchment/ Basin Morphology

Lake Area	ha	37
Catchment Area (excluding lake)	ha	5160
Local Catchment area	ha	780
Wetland	%	11.5
Forest (includes natural cleared area)	%	86.3
Lake Volume	m ³	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	0.510
Lake outflow (Q) = (Ad+Ao)*MAR	m ³ *yr-l	26,504,700
Areal water load (qs) =	m ³ *yr-l	71.63
Water replenishment rate = Q/V _l	times	5.62
lake response time	yr	1.33

Anthropogenic TP Inputs

Septic systems

Septic Load Rate -	kg/cap/yr	0.66
Septic Load Rate - youth camps	kg/cap/yr	0.125
Septic Removal Efficiency	%	

Occupancy

	Usage (cap yrs/yr)	Units	Load (kg/yr)
Permanent	2.56	0	0
Extended Seasonal	1.27	6	5.0
Seasonal	0.69	0	0
Youth Camp (Bob Rumball Camp)		1	
Camp Seasonal (no. of beds)	0.37	300	13.9
Vacant undeveloped lots:		3	
Extended Seasonal	1.27	3	3
Total Existing		7	19
Total Buildout		10	21

Lots

		Existing	Full Buildout
Number of Developed lots		7	10
Export coefficient	mg/m ² /year	9.80	9.80
Average Lot Size	m ²	3798	3798
Load	kg/lot/yr	0.037	0.037
Lot Load	kg/yr	0.3	0.4

Agriculture and Urbanization

Area 1 - farmland	ha	35.0	35.0
Area 2 - farmland	ha	20.0	20.0
Area 3 - dirt bike tracks	ha	12.0	12.0
Load	kg/ha/yr	0.3	0.3
Area Load	kg/yr	20.1	20.1

Losses

Is the lake anoxic/shallow?		N
-----------------------------	--	---

APPENDIX B4 - LCM CALCULATIONS - THIRD LAKE

Settling Velocity	m/yr
in lake retention (Rp) =	prop.

12.4
0.148

input data
constant/coefficient
calculation

Loading Summary

Source	
Atmospheric Load	kg/yr
Runoff from Terrestrial	kg/yr
Septic	kg/yr
Lot Runoff	kg/yr
Agriculture and Urbanization	kg/yr
Upstream Load Second Lake	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

Existing	Full Buildout	Background
6	6	6
72	72	72
19	21	0
0.3	0.4	0
20	20	0
187	199	104
305	319	182.10
823	862	492
257	269	154

Modelled TP

TP _{outflow} = 0.956 x TP Lake I/F	µg/L
T_{lake} (ice-free) modelled	µg/L

9.7	10.2	5.8
10.2	10.6	6.1

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)	%

	9.1
10.3	
-1.5%	
67%	
75%	

APPENDIX B5 - LCM CALCULATIONS - FORGET LAKE

input data
constant/coefficient
calculation

Catchment/ Basin Morphology

Lake Area	ha
Catchment Area (excluding lake)	ha
Local Catchment area	ha
Wetland	%
Forest (includes natural cleared area)	%
Lake Volume	m ³
Maximum Depth	m
Mean Depth	m

Former development

27
160
160
17.0
85.7
4700000
21
13

Watershed Load - Natural TP Inputs

Background (runoff from terrestrial) Eq 2, Table 1	kg/yr
Atmospheric Deposition	kg/ha/yr
Atmospheric Load =	kg/yr

18.90
0.167
4.51

Flow/ Hydrology

Mean Annual Runoff (MAR)	m/yr
Lake outflow (Q) = (Ad+Ao)*MAR	m ³ *yr-1
Areal water load (qs) =	m*yr-1
Water replenishment rate = Q/V _L	times
lake response time	yr

0.511
955.570
3.54
--
--

Anthropogenic TP Inputs

Septic systems

Septic Load Rate	kg/cap/yr
Septic Removal Efficiency	%

0.66

Occupancy	Usage (cap yrs/yr)
Permanent	2.56
Extended Seasonal	1.27
Seasonal	0.69
Vacant undeveloped lots:	
Permanent	2.56
Extended Seasonal	1.27
Seasonal	0.69
Total Existing	
Total Buildout	

Units	Load (kg/yr)
0	0
1	0.8
0	0.0
2	
2	1.0
1	0.84
3	1.0

Lots

Number of Developed lots	lots
Export coefficient	mg/m ² /year
Average Lot Size	m ²
Load	kg/lot/yr
Lot Load	kg/yr

Existing	Full Buildout
1	3
9.80	9.80
3798	3798
0.037	0.037
0.4	0.5

Agriculture and Urbanization

Area	ha
Area	ha
Load	kg/ha/yr
Area Load	kg/yr

0.0
0.0
0.3
0.0

Losses

Is the lake anoxic/shallow?	
Settling Velocity	m/yr
in lake retention (Rp) =	prop.

N
12.4
0.778

Loading Summary

APPENDIX B5 - LCM CALCULATIONS - FORGET LAKE

Source

Atmospheric Load	kg/yr
Runoff from Terrestrial	kg/yr
Septic	kg/yr
Lot Runoff	kg/yr
Agriculture and Urbanization	kg/yr
Upstream Load (top of west watershed)	kg/yr
Total Load	kg/yr
Total Area Loading rate (LT)	mg/m2/yr
Export load to downstream lake	kg/yr

Modelled TP

TP _{outflow} = 0.956 x TP Lake I/F	µg/L
Tplate (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)	%

input data
constant/coefficient
calculation

Existing	Full Buildout	Background
4.5	4.5	4.5
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
		8.5

6.1
-3%
5%
6%

APPENDIX B6 - LCM CALCULATIONS - BLACKSTONE LAKE

input data
constant/coefficient
calculation

Catchment/ Basin Morphology

Lake Area	ha	516
Catchment Area (excluding lake)	ha	9700
Local Catchment area	ha	4503
Wetland	%	10.4
Forest (includes natural cleared area)	%	85.8
Lake Volume	m3	4720000
Maximum Depth	m	58
Mean Depth	m	20

Former development

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 =	kg/yr	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-1	10.12
Water replenishment rate = Q/V _L	times	11.06
lake response time	yr	6.80

Anthropogenic TP Inputs

Septic systems

Septic Load Rate	kg/cap/yr	0.66
Septic Removal Efficiency	%	

Occupancy

	Usage (cap yrs/yr)	Units	Load (kg/yr)
Permanent	2.56	7	12
Extended Seasonal	1.27	0	0
Seasonal	0.69	116	53
Resort/ trailer park:		1	
Anglers Inn (no. of trailers)	0.37	33	8
No. of Vacant undeveloped lots:		42	
Permanent	2.56	2.4	4
Extended Seasonal	1.27	0	0
Seasonal	0.69	39	18
Total Existing		124	72.71
Total Buildout		166	76.72

Lots

		Total Existing	Total Buildout
Number of Developed lots		124	166
Export coefficient	mg/m2/year	9.80	9.80
Average Lot Size (1.6 acres)	m2	3798	3798
Load	kg/lot/yr	0.037	0.037
Lot Load	kg/yr	4.6	6.2

Agriculture and Urbanization

Area	ha	109.9
Area	ha	0.0
Load	kg/ha/yr	0.3
Area Load	kg/yr	33.0

APPENDIX B6 - LCM CALCULATIONS - BLACKSTONE LAKE

input data
constant/coefficient
calculation

Losses

Is the lake anoxic/shallow?	
Settling Velocity	m/yr
in lake retention (Rp) =	prop.

N
12.4
0.551

Loading Summary

Source	
Atmospheric Load	kg/yr
Runoff from Terrestrial	kg/yr
Septic	kg/yr
Lot Runoff	kg/yr
Agriculture and Urbanization	kg/yr
Upstream Load from Third Lake	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

Existing	Total Buildout	Background
86	86	86
248	248	248
72.7	76.7	0
4.6	6.2	0
	33.0	0
263	275	159
674	724	493
131	140	95
300	322	219

Modelled TP

TP _{outflow} = 0.956 x TP Lake I/F	µg/L
T_{lake} (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%		
37%		
47%		

APPENDIX B7- LCM CALCULATIONS - CRANE LAKE

input data
constant/coefficient
calculation

Catchment/ Basin Morphology		Former development Extended Seasonal
Lake Area	ha	513
Catchment Area (excluding lake)	ha	13700
Local Catchment area	ha	1487
Wetland	%	3.6
Forest (includes natural cleared area)	%	99.0
Lake Volume	m3	4720000
Maximum Depth	m	34
Mean Depth	m	9.2

Watershed Load - Natural TP Inputs

Background (runoff from terrestrial) Eq 2, Table 1	kg/yr	191.95
Atmospheric Deposition	kg/ha/yr	0.167
Atmospheric Load =	kg/yr	85.67

Flow/ Hydrology

Mean Annual Runoff (MAR)	m/yr	0.511
Lake outflow (Q) = (Ad+Ao)*MAR	m3*yr-1	72,628,430
Areal water load (qs) =	m*yr-1	14.2
Water replenishment rate = Q/V _L	times	15.4
lake response time	yr	4.8

Anthropogenic TP Inputs

Septic systems

Septic Load Rate	kg/cap/yr	0.66
Resort Guests	kg/cap/yr	0.308
Septic Removal Efficiency	%	

Occupancy	Usage (cap yrs/yr)	Units	Load (kg/yr)
Permanent	2.56	0	0
Extended Seasonal	1.27	160	134
Seasonal	0.69	64	29
Vacant undeveloped lots:		27	
Permanent	2.56	0	0
Extended Seasonal	1.27	19	16
seasonal	0.69	8	3.5
Crane Lake Seasonal Resort:		1	
15 extended seasonal cottages	1.27	15	13
resort			16
Crane Lake Condominium Development:			
permanent	2.56		
Hybrid usage factor -	1.90		
Total Existing		225	191
Total Buildout		252	211

Lots		Existing	Full Buildout
Number of Residential Developed lots		225	252
Export coefficient	mg/m2/year	9.8	9.8
Average Lot Size	m2	3798	3798
Load	kg/lot/yr	0.04	0.04
Lot Load	kg/yr	8.4	9.4

Proposed Dev. SCN 1

Permanent use		513
		13700
		1487
		3.6
		99.0
		4720000
		34
		9.2

	191.95
	0.167
	85.67

	0.511
	72,628,430
	14.2
	15.4
	4.8

	0.66
	0.308

Units	Load (kg/yr)
0	0
160	134
64	29
27	
0	0
19	16
8	3.5
1	
0	0
0	0
18	30
225	191
252	211

Existing	Full Buildout
225	252
9.8	9.8
3798	3798
0.04	0.04
8.4	9.4

Proposed Dev. SCN 2

Hybrid mixed use		513
		13700
		1487
		3.6
		99.0
		4720000
		34
		9.2

	191.95
	0.167
	85.67

	0.511
	72,628,430
	14.2
	15.4
	4.8

	0.66
	0.308

Units	Load (kg/yr)
0	0
160	134
64	29
27	
0	0
19	16
8	3.5
1	
0	0
0	0
18	22.5
225	185
252	205

Existing	Full Buildout
225	252
9.8	9.8
3798	3798
0.04	0.04
8.4	9.4

APPENDIX B7- LCM CALCULATIONS - CRANE LAKE

input data
constant/coefficient
calculation

Agriculture and Urbanization

Area	ha	0.0
Load	kg/ha/yr	0.3
Area Load	kg/yr	0.0

0.0
0.3
0.0

0.0
0.3
0.0

Losses

Is the lake anoxic/shallow?		N
Settling Velocity	m/yr	12.4
in lake retention (Rp) =	prop	0.467

N
12.4
0.467

N
12.4
0.467

Loading Summary

Source:		Existing	Full Buildout	Background
Atmospheric Load	kg/yr	86	86	86
Runoff from Terrestrial	kg/yr	192	192	192
Septic	kg/yr	191	211	
Lot Runoff	kg/yr	8.4	9.4	
Agriculture and Urbanization	kg/yr	0.0	0.0	
Upstream Load (Blackstone Creek)	kg/yr	300	322	219
Total Load	kg/yr	777	820	497
Total Area Loading rate (LT)	mg/m2/yr	151	160	97
Export load to downstream lake	kg/yr	410	433	262

Proposed	Full Buildout	Background
86	86	86
192	192	192
193	212	
8.4	9.4	
0.0	0.00	
300	322	219
779	822	497
152	160	97
411	434.0	262.5

Proposed	Full Buildout	Background
86	86	86
192	192	192
185	205	
8.4	9.4	
0.0	0.00	
300	322	219
771	814	497
150	159	97
407	430	262

Modelled TP

		Former development		
TP _{model} = 0.956 x TP _{Lake TP}	µg/L	5.6	6.0	3.61
TP _{lake (lake-free)} modelled	µg/L	5.91	6.24	3.78
Muskoka threshold (background plus 50%)	µg/L			5.67
Mean Measured TP (Lake Partner Program)	µg/L	4.8		
% difference from measured to modelled	%	18.8%		
Increase over Background (existing)	%	56.32%		
Increase over Background (full buildout)	%	65.00%		

Proposed Dev. SCN 1

5.66	5.98	3.61
5.92	6.25	3.78
		5.67

Proposed Dev. SCN 2

5.61	5.92	3.61
5.86	6.19	3.78
		5.67

56.70%
65.37%

55.13%
63.80%

APPENDIX C

TP Water Quality Data

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 (µg/L)
BLACKSTONE LAKE	ARCHIPELAGO	461	2	Driscoll 1	28-Apr-06	5.0	4.6	4.84	
		461	3	Driscoll 2	28-Apr-06	4.4	4.7	4.54	
		461	4	Driscoll 3	28-Apr-06	4.2	4.9	4.52	
		461	5	Driscoll 4	28-Apr-06	3.3	6.5	4.91	
		461	6	BL02	18-May-16	5.2	5.4	5.30	
		461	7	BL03	18-May-16	5.2	5.4	5.30	
		461	8	BL04	18-May-16	5.2	4.8	5.00	
		461	9	BL01	18-May-16	5.8	5.8	5.80	5.03
CRANE LAKE	CONGER	1014	1	Mid-bay, deep spot	20-May-07	3.2	4.0	3.62	
		1014	1	Mid-bay, deep spot	20-May-08	3.4	3.5	3.44	
		1014	1	Mid-bay, deep spot	24-May-10	3.6	3.8	3.70	
		1014	1	Mid-bay, deep spot	16-May-11	6.0	5.6	5.80	
		1014	1	Mid-bay, deep spot	10-May-12	5.2	4.8	5.00	
		1014	1	Mid-bay, deep spot	8-May-13	5.6	5.8	5.70	
		1014	1	Mid-bay, deep spot	7-May-14	5.4	5.0	5.20	
		1014	1	Mid-bay, deep spot	7-May-15	5.2	5.2	5.20	
		1014	1	Mid-bay, deep spot	10-May-16	4.6	4.4	4.50	
		1014	1	Mid-bay, deep spot	21-May-17	5.2	5.6	5.40	
		1014	1	Mid-bay, deep spot	19-Jul-18	5.0	5.4		
		1014	1	Mid-bay, deep spot	6-Jun-19	5.8	5.6	5.70	
		1014	2	N end, Off Marsh Is	2-Jun-02	6.9	6.0	6.45	
		1014	2	N end, Off Marsh Is	19-May-03	4.5	5.9	5.20	
		1014	2	N end, Off Marsh Is	24-May-04	4.0	4.5	4.25	
		1014	2	N end, Off Marsh Is	22-May-05	3.1	3.6	3.35	
		1014	2	N end, Off Marsh Is	20-May-07	3.3	3.4	3.35	
		1014	2	N end, Off Marsh Is	20-May-08	4.0	4.3	4.15	
		1014	2	N end, Off Marsh Is	24-May-10	4.2	4.0	4.10	
		1014	2	N end, Off Marsh Is	16-May-11	4.8	4.8	4.80	
		1014	2	N end, Off Marsh Is	10-May-12	4.4	5.2	4.80	
		1014	2	N end, Off Marsh Is	8-May-13	5.0	5.4	5.20	
		1014	2	N end, Off Marsh Is	7-May-14	5.0	5.0	5.00	
		1014	2	N end, Off Marsh Is	7-May-15	5.8	6.2	6.00	
		1014	2	N end, Off Marsh Is	10-May-16	5.4	4.0	4.70	
		1014	2	N end, Off Marsh Is	21-May-17	4.8	4.6	4.70	
		1014	2	N end, Off Marsh Is	19-Jul-18	4.6	4.6		
		1014	2	N end, Off Marsh Is	16-Jun-19	5.4	7.4	6.40	4.83
FIRST LAKE	SEGUIN	1470	1	Mid lake, deep spot	16-May-12	7.4	6.8	7.10	
		1470	1	Mid lake, deep spot	7-Jun-13	5.2	5.0	5.10	
		1470	1	Mid lake, deep spot	14-May-14	6.4	6.2	6.30	
		1470	1	Mid lake, deep spot	14-May-15	8.8	9.0	8.90	
		1470	1	Mid lake, deep spot	2-Jun-17	7.8	8.0	7.90	
		1470	1	Mid lake, deep spot	14-Jun-18	12.2	12.0	12.10	7.9
FORGET LAKE	SEGUIN	1531	1	Mid lake, deep spot	13-May-10	5.2	4.6	4.90	
		1531	1	Mid lake, deep spot	31-May-13	5.2	5.2	5.20	
		1531	1	Mid lake, deep spot	13-May-15	5.6	5.6	5.60	
		1531	1	Mid lake, deep spot	19-Aug-15	3.6			
		1531	1	Mid lake, deep spot	19-Aug-15	5.0			
		1531	1	Mid lake, deep spot	17-May-17	6.4	7.2	6.80	
HORSESHOE LAKE	SEGUIN	2026	1	Stn 1, Christie Bay	4-May-02	13.0	7.3	10.17	
		2026	1	Stn 1, Christie Bay	11-May-03	7.4	11.7	9.55	
		2026	1	Stn 1, Christie Bay	21-May-04	10.8	10.1	10.45	
		2026	1	Stn 1, Christie Bay	21-May-05	5.4	6.5	5.95	
		2026	1	Stn 1, Christie Bay	30-Apr-06	8.9	10.4	9.62	
		2026	1	Stn 1, Christie Bay	6-May-07	7.2	5.8	6.49	
		2026	1	Stn 1, Christie Bay	8-Jun-08	8.6	8.7	8.65	

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 (µg/L)
		2026	1	Sin 1, Christie Bay	31-May-09	4.6	4.6	4.63	
		2026	1	Sin 1, Christie Bay	24-May-10	8.8	11.0	9.90	
		2026	1	Sin 1, Christie Bay	15-May-11	8.0	8.6	8.30	
		2026	1	Sin 1, Christie Bay	6-May-12	7.4	8.6	8.00	
		2026	1	Sin 1, Christie Bay	19-May-13	6.0	9.2	9.10	
		2026	1	Sin 1, Christie Bay	18-May-14	10.0	9.6	9.80	
		2026	1	Sin 1, Christie Bay	31-May-15	7.2	7.0	7.10	
		2026	1	Sin 1, Christie Bay	27-May-16	8.8	6.4	7.60	
		2026	1	Sin 1, Christie Bay	22-May-17	10.6	6.8	8.70	
		2026	1	Sin 1, Christie Bay	21-May-18	7.4	7.0	7.20	
		2026	1	Sin 1, Christie Bay	21-May-19	6.8	5.8	6.30	
		2026	2	Sin 2, Gibraltar Bay	15-May-02	7.4	7.2	7.30	
		2026	2	Sin 2, Gibraltar Bay, near hwy	19-May-03	18.4	10.8	14.60	
		2026	2	Sin 2, Gibraltar Bay, near hwy	24-May-04	6.4	6.0	6.21	
		2026	3	N of Elysee Is	21-May-05	8.5	8.4	8.43	
		2026	3	N of Elysee Is	6-May-06	7.0	6.1	6.55	
		2026	3	N of Elysee Is	29-May-07	7.9	12.2	10.02	
		2026	3	N of Elysee Is	8-Jun-08	7.1	7.2	7.11	
		2026	3	N of Elysee Is	31-May-09	5.4	6.4	5.90	
		2026	3	N of Elysee Is	24-May-10	7.6	5.4	6.50	
		2026	3	N of Elysee Is	15-May-11	6.0	7.2	6.60	
		2026	3	N of Elysee Is	6-May-12	7.4	7.4	7.40	
		2026	3	N of Elysee Is	19-May-13	7.2	11.8	9.50	
		2026	3	N of Elysee Is	18-May-14	6.4	6.2	6.30	
		2026	3	N of Elysee Is	31-May-15	5.0	5.0	5.00	
		2026	3	N of Elysee Is	27-May-16	8.2	9.4	8.80	
		2026	3	N of Elysee Is	22-May-17	6.6	6.0	6.30	
		2026	3	N of Elysee Is	21-May-18	6.2		6.20	
		2026	3	N of Elysee Is	21-May-19	6.6	8.6	7.60	
		2026	4	Driscoll-1	28-Apr-06	5.3	4.9	5.09	
		2026	5	Driscoll-2	28-Apr-06	4.6	5.2	4.93	
		2026	6	Driscoll-3	28-Apr-06	8.5	5.1	6.83	
		2026	7	Driscoll-4	28-Apr-06	6.2	6.0	6.09	
		2026	8	Horseshoe I - deep spot	17-May-10	9.6	7.6	8.60	
		2026	8	Horseshoe I - deep spot	17-May-12	5.0	5.2	5.10	
		2026	8	Horseshoe I - deep	27-May-13	6.4	7.0	6.70	
		2026	8	Horseshoe I - deep	27-May-13	7.8	8.0	7.90	
		2026	8	Horseshoe I - deep	27-May-13	6.2	4.8	5.50	
		2026	8	Horseshoe I - deep	27-May-14	8.6	7.8	8.20	
		2026	8	Horseshoe I - deep	14-May-15	7.8	7.6	7.70	
		2026	8	Horseshoe I - deep	1-Jun-16	6.6	6.2	6.40	
		2026	8	Horseshoe I - deep	31-May-17	6.4	6.4	6.40	
		2026	8	Horseshoe I - deep	17-Aug-17	7.6	8.2		
		2026	8	Horseshoe I - deep	21-May-19	6.8	6.4	6.60	
		2026	8	Horseshoe I - deep	23-Aug-19	6.6			
		2026	8	Horseshoe I - deep	23-Aug-19	92.0		92.00	
		2026	9	HorseshoeII - deep	27-May-14	5.8	5.8	5.80	
		2026	9	HorseshoeII - deep	14-May-15	6.4	6.0	6.20	
		2026	9	HorseshoeII - deep	19-Aug-15	3.6			
		2026	9	HorseshoeII - deep	19-Aug-15	5.8			
		2026	9	HorseshoeII - deep	1-Jun-16	5.6	4.8	5.20	
		2026	9	HorseshoeII - deep	7-Jun-19	7.2	5.6	6.40	
		2026	9	HorseshoeII - deep	23-Aug-19	6.6			
		2026	9	HorseshoeII - deep	23-Aug-19	16.6			
		2026	10	HorseshoeIII - deep	27-May-14	5.8	6.2	6.00	
		2026	10	HorseshoeIII - deep	14-May-15	6.4	6.4	6.40	
		2026	10	HorseshoeIII - deep	19-Aug-15	3.2			
		2026	10	HorseshoeIII - deep	19-Aug-15	4.0			

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 (µg/L)
		2026	10	HorseshoeIII- deep	1-Jun-16	5.6	5.8	5.70	
		2026	10	HorseshoeIII- deep	7-Jun-19	6.4	8.0	7.20	
		2026	10	HorseshoeIII- deep	23-Aug-19	6.0		6.00	
		2026	10	HorseshoeIII- deep	23-Aug-19	78.0			8.7
SECOND LAKE	SEGUIN	4856	1	Mid lake, deep spot	16-May-12	11.0	11.4	11.20	
		4856	1	Mid lake, deep spot	10-Jun-13	3.8	4.6	4.20	
		4856	1	Mid lake, deep spot	14-May-14	8.8	9.0	8.90	
		4856	1	Mid lake, deep spot	13-May-16	13.6	13.2	13.40	
		4856	1	Mid lake, deep spot	18-May-18	12.6	12.8	12.70	10.1
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	7.8	7.2		
		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	5.8	7.8	6.80	
		5920	1	Mid lake, deep spot	20-May-15	7.2	7.0	7.10	
		5920	1	Mid lake, deep spot	25-May-17	10.0	8.0	9.00	
		5920	1	Mid lake, deep spot	31-May-19	8.4	9.2	8.80	7.9

Reference: Lake Partner Program

APPENDIX D

Shoreline Land Use Occupancy Data

APPENDIX D- LAND USE OCCUPANCY
Crane Lake Assimilative Capacity Study

Crane Lake Development:	Units	Value	Assumptions	Reference
Total Lots	lots	267		C.L.A. 2015
Total Water Access	lots	79	developed	C.L.A. 2015
Total Road access	lots	188	developed	C.L.A. 2015
Total undeveloped lots		42	~15 water access not developable	C.L.A. 2015
Not developable		15		C.L.A. 2015
Total Developed Lots		225 (267-42)		
Total Undeveloped lots:	lots	42	estimate based on Crane Lake Plan	
Water access	lots	15	~15 not developable	
Road access	lots	27	developable	
Total developable/ vacant lots=	lots	27	road access	
Total Developed Lots:	lots	225	~42 lots not developed	
Water access	lots	64	~15 lots undevelopable	
Road access	lots	161	~27 not developed	
Assumptions for Road Access Lots	lots	161	developed	
Seasonal		64	water access	
Permanent	lots	0		
Extended seasonal	lots	161	road access including Crane Lake	
Blackstone Lake Development:	Units	Value	Assumptions	Reference
Total Lots	lots	166		Blackstone Lake Plan
Total Undeveloped lots:	lots	42		Blackstone Lake Plan
Water access lots	lots			
Road access	lots			
No access	lots			
total undevelopable lots	lots	0	assumption	
Total Developable Vacant lots:	lots	42		
Total Developed Lots:	lots	124		
Water access	lots			
Road access	lots			
Assumptions for Road Access Lots	lots	124		Blackstone Lake Plan
Seasonal		116		Blackstone Lake Plan
Permanent	lots	7		Blackstone Lake Plan
resort	lots	1	Angler's Inn	Blackstone Lake Plan
Third Lake	Units	Value	Assumptions	Reference
Total Lots	lots	10	mapping	WpsgnGIS Archipelago
Total Water Access	lots	0		
Total Road access	lots	10		
No access		0		
Total Undeveloped lots:	lots	3		
Water access lots	lots	0		
Road access	lots	3		
No access	lots	0		
total undevelopable lots	lots	0	EP	
Total Developable Vacant lots:	lots	3		
Water access lots -	lots	0	seasonal	
Road access lots	lots	3	extended seasonal	
Developed Lots:	lots	7		
Water access	lots	0		

APPENDIX D- LAND USE OCCUPANCY
Crane Lake Assimilative Capacity Study

Road access	lots	7		
Assumptions for Road Access Lots	lots	7		
Seasonal		0		
Permanent	lots	0		
Extended seasonal	lots	6	road access	
Bob Rumball Camp of the Dead		1	road access - 300 beds	Ref: Jennine Loewen
Second Lake	Units	Value	Assumptions	Reference
Total Lots	lots	7	mapping	WpsgnGIS Seguin
Total Water Access	lots	0		
Total Road access	lots	7		
No access		0		
Total Undeveloped lots:	lots	4		
Water access lots	lots	0		
Road access	lots	4		
No access	lots	0		
total undevelopable lots	lots	1		
Total Developable Vacant lots:	lots	3	vacant	
Water access lots -	lots	0	seasonal	
Road access lots	lots	3	extended seasonal	
Developed Lots:	lots	3		
Water access	lots	0		
Road access	lots	3		
Assumptions for Road Access Lots	lots	3		
Seasonal		0	water access	
Permanent	lots	0		
Extended seasonal	lots	3	road access	
First Lake	Units	Value	Assumptions	Reference
Total Lots	lots	22	mapping	WpsgnGIS Seguin
Total Water Access	lots	2		
Total Road access	lots	19		
No access		1		
Total Undeveloped lots:	lots	4		
Water access lots	lots	1		
Road access	lots	2		
No access	lots	1		
total undevelopable lots	lots	1		
Total Developable Vacant lots:	lots	3		
Water access lots -	lots	1	seasonal	
Road access lots	lots	2	extended seasonal	
Developed Lots:	lots	18		
Water access	lots	1		
Road access	lots	17		
Assumptions for Road Access Lots	lots	18		
Seasonal		1	water access	
Permanent	lots	8	8 year round homes	
Extended seasonal	lots	9	road access	

APPENDIX D- LAND USE OCCUPANCY
Crane Lake Assimilative Capacity Study

Horseshoe Lake	Units	Value	Assumptions	Reference
Total Lots	lots	406	mapping	WpsgnGIS Seguin
Total Water Access	lots	114		
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	54 year round homes	
Extended seasonal	lots	188	road access	

APPENDIX E

**Crane Lake Calculations
(Sewage Volumes and TP Loadings)**

APPENDIX E - SUMMARY OF DESIGN SEWAGE VOLUMES
Crane Lake Assimilative Capacity Study

Original Sewage Design Basis							Proposed Sewage Design				
Facility	Staf	Unit No.	Unit No.	OBC Sewage Volumes (L/day)		Total Sewage Volume (L/day)	Facility	Unit No.	No. of Units	OBC Sewage Volumes (L/day)	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		22	125	1251 /pp	2750		--		--	--
Patio	2		63	125	1251 /pp	7875		--		--	--
Meeting Room			45	36	451 /pp	1620		--		--	--
Store	2		45	5	51L/ sq/ ft.	225		--		--	--
B. Laundry			3	2000		6000	B. Laundry		3	2000	6000
C. Two bedroom Apartment	2		1	1100		1100	C. Two bedroom Apartment	15	1	1600	1600
D. Cabins:							D. Condo Units:				
Three bedroom	3	1	1	1600	1/ bedroom	1600	Three bedroom	1	1	1600	1600
Five bedroom	5	2	1	2500	1/ bedroom	2500	Five bedroom	2	1	2500	2500
Three bedroom	3	3	1	1600	1/ bedroom	1600	Three bedroom	3	1	1600	1600
Five bedroom	5	4	1	2500	1/ bedroom	2500	Five bedroom	4	1	2500	2500
Three bedroom	3	5	1	1600	1/ bedroom	1600	Three bedroom	5	1	1600	1600
Three bedroom	3	6	1	1600	1/ bedroom	1600	Three bedroom	6	1	1600	1600
Three bedroom	3	7	1	1600	1/ bedroom	1600	Three bedroom	7	1	1600	1600
Three bedroom	3	8	1	1600	1/ bedroom	1600	Three bedroom	8	1	1600	1600
Three bedroom	3	9	1	1600	1/ bedroom	1600	Three bedroom	9	1	1600	1600
Three bedroom	3	10	1	1600	1/ bedroom	1600	Three bedroom	10	1	1600	1600
Three bedroom	3	11	1	1600	1/ bedroom	1600	Three bedroom	11	1	1600	1600
Three bedroom	3	12	1	1600	1/ bedroom	1600	Three bedroom	12	1	1600	1600
Three bedroom	3	13	1	1600	1/ bedroom	1600	Three bedroom	13	1	1600	1600
Three bedroom	3	14	1	1600	1/ bedroom	1600	Three bedroom	14	1	1600	1600
				Total	46845				Total	36600	

ECA Permit approved for 48500Lpd
 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)

Scenario'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	200L / person/ day and 9mg/L TP
Usage Rate	1.27	capita yrs/ yr	extended seasonal, MECF, 2010
A) Total TP loading from 15 cottages	12.5	kg/a	seasonal units with reliable year round access
B) Resort TP Loading:			
1) Scenario 1 - equivalent per person loading rate:			
No. of cottages	15	units	
Average occupancy	3.07	people/cottage	MECF, 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
Scenario 1 - Total TP loading from resort	17.1	kg/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 dining)	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, MECF 2010
Scenario 2 - Total TP loading from resort	15.9	kg/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)

Scenario's	Unit rates	Units	Comments
C) Condominium Units			
1) Scenario 1 - Permanent 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 Lakeshore permanent	2.56	capita yrs/ yr	Lakeshore Capacity Assessment Handbook permanent usage
Scenario 1 - Total Post-development TP loading	30.3	kg/a	Permanent year round usage rate
2) Scenario 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
Scenario 2 - Total Post -development TP loading	22.5	kg/a	Hybrid factor rate

Permanent year round usage rate	7%	increase in TP loading
Hybrid factor rate	21%	decrease in TP loading

SECTION 9

Fax: (705) 746-7301

Email: chenderson@thearchipelago.on.ca

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

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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

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, Ian Mead <ianm@vianet.ca>, Ned McLennan <nedmclennan@yahoo.ca>, Gerald Epstein <gerald@geralddepstein.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 policies 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

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

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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



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www.thearchipelago.on.ca

Reply Attention of: Cale Henderson
Telephone Extension: 305
Internet Address: chenderson@thearchipelago.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 completed.
- 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,



Cale Henderson, MCIP, RPP
Manager Development &
Environmental Services

CH:jn

encl.

Properties

PIN 52188 - 0420 LT Interest/Estate Fee Simple ☒ Split
Description 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-
21246; TOWNSHIP OF THE ARCHIPELAGO;
SEE SCHEDULE
Address ARCHIPELAGO

Consideration

Consideration \$0 00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s)

Name N. D. MCLENNAN LIMITED
Address for Service 8 Ranchwood Place
Brampton, Ontario
L6R 1W5

I, NED MCLENNAN, President, have the authority to bind the corporation
This document is not authorized under Power of Attorney by this party

Transferee(s)

Capacity

Share

Name N D MCLENNAN LIMITED
Address for Service 8 Ranchwood Place
Brampton, Ontario
L6R 1W5

Statements

The ARCHIPELAGO AREA PLANNING BOARD OF THE TOWNSHIP OF THE ARCHIPELAGO has consented to the severance herein
See Schedules
Schedule: See Schedules

Signed By

Odysseas Papadimitriou 610-4100 Yonge St acting for Signed 2020 07 28
Toronto Transferor(s)
M2P 2B5

Tel 416-250-5800

Fax 416-250-5300

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards

I have the authority to sign and register the document on behalf of all parties to the document

Odysseas Papadimitriou 610-4100 Yonge St acting for Signed 2020 07 28
Toronto Transferee(s)
M2P 2B5

Tel 416-250-5800

Fax 416-250-5300

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards

I have the authority to sign and register the document on behalf of all parties to the document

Submitted By

HARRIS, SHEAFFER LLP 610-4100 Yonge St.
Toronto
M2P 2B5

2020 07 29

Tel 416-250-5800

Fax 416-250-5300

209

LRO # 42 Transfer

Received as GB132296 on 2020 07 29 at 09:57

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 5

Fees/Taxes/Payment

Statutory Registration Fee	\$85.05
Provincial Land Transfer Tax	\$0.00
Total Paid	\$85.05

File Number

Transferor Client File Number	131098
Transferee Client 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-21246; TOWNSHIP OF THE ARCHIPELAGO;

SEE SCHEDULE

BY: N D MCLENNAN LIMITED
TO: N D MCLENNAN LIMITED

1 NED MCLENNAN,

I am

- ☐ (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, Manager, 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 00
(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 residence 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 transferee(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 GB132295 Date: 2020/07/29

B. Property(s): PIN 52188 - 0420 Address ARCHIPELAGO Assessment -
Roll No

C. Address for Service: 8 Ranchwood Place
Brampton, Ontario
L6R 1W5

D. (i) Last Conveyance(s): PIN 52188 - 0420 Registration No GB84147
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By: Odysseas 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 55: PT BROKEN LT 21 CON 9 CONGER AND PART OF PCL 5717 SEC 55: 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-21246; TOWNSHIP OF THE ARCHIPELAGO;

BEING PART OF P.I.N. 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 the 24th day of July, 2020.

Name:

Title:

Secretary-Treasurer
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 23rd day of July, 2020.

HARRIS, SHEAFFER LLP

Per:



ODYSSEAS PAPADIMITRIOU

SECTION 10

Corporation of the Township of The Archipelago



**MINUTES
MEETING OF COUNCIL**

**February 19, 2021
9 James Street, Parry Sound, Ontario
Via Zoom Meeting**

Council Members Present: Reeve:	Bert Liverance	
Councillors:	Greg Andrews	Ward 1
	Laurie Emery	Ward 1
	Peter Frost	Ward 2
	Earl Manners	Ward 3
	Scott Sheard	Ward 3
	David Ashley	Ward 4
	Alice Barton	Ward 4
	Rick Zanussi	Ward 4
	Ian Mead	Ward 5
	Grant Walker	Ward 6

Staff Present: John Fior, Chief Administrative Officer
Maryann Weaver, Clerk
Joe Villeneuve, Manager of Corporate Services
Cale Henderson, Manager of Development & Environmental Services
Wendy Hawes, Treasurer
Greg Mariotti, Manager of Operational Services

1. CALL TO ORDER

The meeting was called to order at 9:18 a.m., and commenced with the singing of the National Anthem, Roll Call, and a Traditional Land Acknowledgement Statement.

2. APPROVAL OF AGENDA

21-023

**Moved by Councillor Frost
Seconded by Councillor Ashley**

NOW THEREFORE BE IT RESOLVED that the February 19, 2021 Revised Council Meeting Agenda, be approved.

Carried.

3. MINUTES OF THE PREVIOUS MEETING

Regular Meeting Of Council

21-024

**Moved by Councillor Zanussi
Seconded by Councillor Mead**

NOW THEREFORE BE IT RESOLVED that the Minutes of the Regular Meeting of Council held on January 22, 2021, be approved.

Carried.

Committee of the Whole Meeting

21-025

Moved by Councillor Walker
Seconded by Councillor Manners

NOW THEREFORE BE IT RESOLVED that the Minutes of the Committee of the Whole Meeting held on January 21, 2021, be approved.

Carried.

Closed Council Meeting Minutes

21-026

Moved by Councillor Andrews
Seconded by Councillor Sheard

NOW THEREFORE BE IT RESOLVED that the Closed Council Meeting Minutes held on January 22, 2021, be approved.

Carried.

Closed Committee of the Whole Meeting Minutes

21-027

Moved by Councillor Mead
Seconded by Councillor Frost

NOW THEREFORE BE IT RESOLVED that the Closed Council Meeting Minutes held on January 21, 2021, be approved.

Carried.

4. DEPUTATIONS

**James Cox, Regional Economic Development Officer. West Parry Sound
Economic Development Collaborative**

James Cox introduced himself to Members of Council and provided a brief overview on his role as the Regional Economic Development Officer for the West Parry Sound Economic Development Collaborative.

Mr. Cox extending thanks to CAO Fior and all other staff for welcoming him into The Archipelago Office and for assisting him with getting established.

5. CAO REPORT ON COUNCIL DIRECTIONS

21-028

Moved by Councillor Manners
Seconded by Councillor Zanussi

NOW THEREFORE BE IT RESOLVED that Council receives the February 2021 CAO Report on Council Directions, as distributed.

Carried.

6. REPORT OF TASK FORCES/COMMITTEES

• PLANNING AND BUILDING

BRIGGS – Zoning By-law Amendment Application No. Z01-21

21-029

Moved by Councillor Ashley
Seconded by Councillor Barton

NOW THEREFORE BE IT RESOLVED that Council receives the Zoning By-law Amendment application, directs staff to complete a full review and circulate Notice for a future public meeting.

Carried.

McLENNAN – Zoning By-law Amendment Application No. Z03-21

21-030

**Moved by Councillor Mead
Seconded by Councillor Andrews**

NOW THEREFORE BE IT RESOLVED that Council receives the Zoning By-law Amendment application, directs staff to complete a full review, and circulate Notice for a public meeting to be held on March 12, 2021.

Carried.

HEALEY LAKE PROPERTY OWNERS ASSOCIATION – Zoning By-law Amendment Application No. Z04-21

21-031

**Moved by Councillor Walker
Seconded by Councillor Sheard**

NOW THEREFORE BE IT RESOLVED that Council receives the Zoning By-law Amendment application to rezone the Municipally owned lands for the lessee, directs staff to authorize the application and circulate Notice for a future public meeting and agrees to provide a grant equal to the fees in the amount of \$1200.

Carried.

• **FINANCE AND ADMINISTRATION**

Parry Sound Area Industrial Park Tower

21-032

**Moved by Councillor Frost
Seconded by Councillor Emery**

WHEREAS the Covid-19 pandemic has highlighted the immediate need for affordable accessible internet for municipalities in the West Parry Sound Area including the Township of The Archipelago;

AND WHEREAS the Township of The Archipelago has been responsive with efforts and activities to improve access to internet for its residents and businesses;

AND WHEREAS the efforts of and the resources applied by the Township of The Archipelago have been on the basis of helping the entire West Parry Sound Area;

AND WHEREAS the Township of The Archipelago purchased the MNR tower in Parry Sound, currently referred to as the SMART Tower, and has made it available for connectivity interests that support enhancing internet availability within neighbouring municipalities in the West Parry Sound Area;

AND WHEREAS the connectivity interests of the Township of The Archipelago are aligned with the connectivity interests and priorities of the Provincial and Federal Governments;

AND WHEREAS the Township of The Archipelago supports the advice and leadership of WPS SMART in recommending solutions, providing information and initiating activities that are the basis of connectivity goals for the area;

AND WHEREAS the Township of Carling has utilized the SMART Tower to pilot point-to-point wireless internet delivery technology in collaboration with Vianet via a CENGN grant;

AND WHEREAS the pilot was successfully implemented in 2020 and now Carling Township residents enjoy affordable reliable internet;

AND WHEREAS the Parry Sound Area Industrial Park project is another internet project affording coverage to the residents and businesses of Carling Township at no cost or effort to the municipality;

AND WHEREAS the Township of The Archipelago has earmarked Provincial modernization money for the Parry Sound Area Industrial Park tower and the Pointe au Baril tower to support the further expansion of the point-to-point wireless technology to facilitate the immediate need for internet in the West Parry Sound Area;

AND WHEREAS although the Parry Sound Area Industrial Park is located with Carling Township, it is operated through an agreement between three local area municipalities including Carling Township, the Municipality of McDougall and the Town of Parry Sound;

AND WHEREAS the existing and future businesses located within the Parry Sound Area Industrial Park need access to affordable and reliable internet service to be successful;

AND WHEREAS the Parry Sound Area Industrial Park Board has passed a resolution to support the construction of the communication tower;

AND WHEREAS two Carling Township Councillors participated in the Parry Sound Area Industrial Park discussion and decision to support the construction of the communication tower;

AND WHEREAS the Parry Sound Area Industrial Park Board is investing in the project;

AND WHEREAS the Parry Sound Area Industrial Park Board is undertaking preparation activities to assist with the construction of the tower;

AND WHEREAS the Township of Carling Council has deferred the issuance of a letter of concurrence for the Parry Sound Area Industrial Park tower until they meet with Vianet and examine other options, such as the satellite based Starlink, for the delivery of internet services;

AND WHEREAS Carling Council's actions will delay and could effectively end the terrestrial point-to-point delivery of affordable reliable internet to the West Parry Sound Area;

AND WHEREAS should the Township of Carling determine that Starlink is a better internet delivery solution, they will no longer need access to the pilot point-to-point internet provided by Vianet via the SMART Tower for Carling residents;

AND WHEREAS despite the lack of support by Carling Township on providing a letter of concurrence, the Township of The Archipelago recommends to ISED Canada that the tower build project in the Parry Sound Area Industrial Park along Highway 69, managed by McDougall Township, is a valuable and favourable project to the connectivity interests in the area;

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago requests that the Township of Carling Council not further delay the issuance of a letter of concurrence for the construction of the Parry Sound Area Industrial Park tower so that implementation of terrestrial point-to-point internet can proceed in a timely manner to address the immediate demand for rural internet;

AND FURTHER that staff be directed to explore options to advance the Industrial Park tower and Pointe au Baril tower projects should the letter of concurrence not be forthcoming;

AND FURTHER that staff be directed to enter into discussions with Vianet, regarding the removal of their equipment which supports the Carling tower point-to-point internet access, should the letter of concurrence from Carling Township Council not be forthcoming in a timely manner which would further delay this project;

AND FURTHER that this resolution be distributed to all Mayors and Councillors in the West Parry Sound Area.

Carried.

Request that Minister Clark review the Municipal Elections Act and provide amendments to provide clearer, stronger wording to assist Municipal Clerks in addressing issues to allow for a more definitive decision to be made when adding names to the voters' list

21-033

Moved by Councillor Manners
Seconded by Councillor Andrews

WHEREAS the Township of The Archipelago recognizes that the current language in the Municipal Elections Act with regards to non-resident electors, is weak and ambiguous;

AND WHEREAS the Township of The Archipelago wishes to ensure the integrity of the election process;

NOW THEREFORE BE IT RESOLVED that Council of the Corporation of the Township of The Archipelago hereby request that the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, initiate a review of the Municipal Elections Act and make amendments to provide such clearer, stronger wording, to assist Municipal Clerks in addressing issues related to non-resident electors, and to allow for a more definitive decision to be made when adding names to the voters' list;

AND FURTHER BE IT RESOLVED that Council of the Corporation of the Township of The Archipelago request that the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, ensure that there is a clear and accessible way to enforce the rules described in the Municipal Elections Act;

AND FURTHER BE IT RESOLVED that this resolution be sent to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Norm Miller MPP, all Ontario Municipalities and the Association of Municipalities of Ontario.

Carried.

2021 Council Meeting Schedule

21-034

Moved by Councillor Mead
Seconded by Councillor Barton

NOW THEREFORE BE IT RESOLVED that Council hereby approves the 2021 Council Meeting Schedule, as presented.

Carried.

7. DEPUTATIONS CONT'D

Mayor Phil Harding, Township of Muskoka Lakes. Muskoka River Water Management Plan

Mayor Harding spoke to Council about the Muskoka River Water Management Plan, requesting their support for the necessary amendments to the plan to protect property owners and prevent flooding.

David Sweetnam, Georgian Bay Forever & Rupert Kindersley, Georgian Bay Association. Water Levels Concensus Update

Rupert Kindersley and David Sweetnam provided an update on Georgian Bay water levels and reported on the mitigating solutions and tactics that Georgian Bay Forever and Georgian Bay Association are pursuing.

8. CORRESPONDENCE

Council Correspondence

21-035

Moved by Councillor Emery
Seconded by Councillor Zanussi

NOW THEREFORE BE IT RESOLVED that Council receives the January 2021 Council Correspondence listing.

Carried.

9. OTHER BUSINESS

CPAC Meeting Update

Due to connection issues, this matter was deferred to the March Council Meeting.

Ontario Fire College – Planned Closure

21-036

**Moved by Councillor Andrews
Seconded by Councillor Barton**

WHEREAS Council has received a request for support of a resolution enacted by the Town of Parry Sound regarding the planned closure of the Ontario Fire College in Gravenhurst;

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago supports the resolution enacted by the Town of Parry Sound, and hereby requests that the Province of Ontario reverse their decision to close the Ontario Fire College as the OFC is one of the best and most cost-effective methods for municipalities to train their firefighters which assists us in protecting our residents; and

FURTHER BE IT RESOLVED that a copy of this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario; the Honourable Sylvia Jones, Ontario Solicitor General; Norm Miller, Member of Parry Sound Muskoka; Jon Pegg, Ontario Fire Marshal, District of Parry Sound municipalities, ROMA, OSUM and AMO.

Carried.

10. BY-LAWS

**LANE, Jeremy & CHUPA, Lisa
Remove the Holding 'H' provision**

2021-08

**Moved by Councillor Sheard
Seconded by Councillor Mead**

That By-law Number 2021-08, being a By-law to amend By-law No. A2000-07 (the Comprehensive Zoning By-law) for Parts 39 and 40 on Plan PSR-1364, in Part Lot 33, Concession 9, in the geographic Township of Shawanaga, be read and finally passed in Open Council this 19th day of February, 2021.

Carried.

11. OTHER BUSINESS CONT'D

North Bay Parry Sound District Health Unit – Publication of Confirmed COVID-19 Cases for West Parry Sound

21-037

**Moved by Councillor Mead
Seconded by Councillor Manners**

WHEREAS Council has received requests for support of resolutions enacted by the Town of Parry Sound and the Municipality of McDougall with regards to the status of confirmed cases in the West Parry Sound area;

NOW THEREFORE BE IT RESOLVED that Council for the Township of The Archipelago supports the resolution enacted by the Town of Parry Sound and the Municipality of McDougall, and hereby requests that the North Bay Parry Sound District Health Unit publish statistics that provide the number of confirmed cases and other appropriate information for West Parry Sound; and

FURTHER BE IT RESOLVED that a copy of this resolution be forwarded to the West Parry Sound Municipalities; the West Parry Sound Health Centre; the Honourable Minister Christine Elliott, Minister of Health; and Norm Miller, Member of Parry Sound Muskoka.

Carried.

12. CONFIRMING BY-LAW

2021-09

**Moved by Councillor Ashley
Seconded by Councillor Emery**

That By-law Number 2021-09, being a By-law to Confirm the Proceedings of the Regular Meeting of Council held on February 19th, 2021, be read and finally passed in Open Council this 19th day of February, 2021.

Carried.

13. ADJOURNMENT

21-038

**Moved by Councillor Frost
Seconded by Councillor Zanussi**

NOW THEREFORE BE IT RESOLVED that the Regular Meeting of Council held on February 19, 2021, be adjourned at 11:30 a.m.

Carried.

TOWNSHIP OF THE ARCHIPELAGO

Bert Liverance, Reeve

Maryann Weaver, Clerk



**MINUTES
COMMITTEE OF THE WHOLE
February 18, 2021
Via Zoom Meeting
9 James Street, Parry Sound, Ontario**

Council Members Present: Reeve:	Bert Liverance	
Councillors:	Greg Andrews	Ward 1
	Laurie Emery	Ward 1
	Peter Frost	Ward 2
	Earl Manners	Ward 3
	Scott Sheard	Ward 3
	David Ashley	Ward 4
	Alice Barton	Ward 4
	Rick Zanussi	Ward 4
	Ian Mead	Ward 5
	Grant Walker	Ward 6

Staff Present: John Fior, Chief Administrative Officer
Maryann Weaver, Clerk
Joe Villeneuve – Manager of Corporate Services
Cale Henderson, Manager of Development & Environmental Services
Wendy Hawes, Treasurer
Greg Mariotti, Manager of Operational Services

1. FINANCE AND ADMINISTRATION

2021 Budget Discussions

The Committee reviewed and discussed 2021 draft budgets, including Council, administration, elections, by-law enforcement, fire protection, communications tower, library, and donations budgets.

Closed Meeting

**Moved by Councillor Andrews
Seconded by Councillor Mead**

NOW THEREFORE BE IT RESOLVED that the Finance and Administration Committee move into a CLOSED MEETING at 9:54 a.m., pursuant to Section 239(a) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, to deal with security of the property of the municipality or local board.

i) **Security of Municipal Property**

Carried.

Open Meeting

**Moved by Councillor Zanussi
Seconded by Councillor Barton**

NOW THEREFORE BE IT RESOLVED that the Finance and Administration Committee move out of a CLOSED MEETING at 10:08 a.m.

Carried.

Requested Amendments to the Municipal Elections Act

The committee discussed the draft resolution.

Staff was directed to bring the resolution forward to the February Council Meeting.

2021 Priorities List

The Committee reviewed the list of priorities by department. No concerns were expressed.

Policy on the Creation and Support of Community Recreational Facilities

John Fior presented the final draft policy on the Creation and Support of Community Recreation Facilities.

Staff was directed to bring the resolution forward to the February Council Meeting.

Legal Update

No issues were raised.

Council Voting and Discussion Procedure

Maryann Weaver spoke to the Committee about the potential to make meetings more efficient, recommending that Members begin to use a show of hands for voting, and during discussions.

The Committee was in agreement.

Industrial Park Tower - Discussion

Reeve Liverance provided the Committee with an update on the tower project, reporting that Carling Township Council has not yet approved the issuance of a letter of concurrence which could prevent the tower from being built in a timely manner, which in turn puts this project in jeopardy of moving forward altogether.

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Staff was directed to bring the resolution forward to the February Council Meeting.

The Federation of Northern Ontario Municipalities (FONOM). Insurance rate increase data

John Fior provided a brief explanation on the data that was provided by FONOM.

2021 Council Meeting Schedule

Maryann Weaver presented the 2021 Council Meeting Schedule. Councillor Manners suggested that the April Meeting be scheduled around the new "March Break", as recently set by the Province. Council was in agreement.

Staff was directed to amend and bring back to the February Council Meeting for approval.

The Committee recessed for a break at 11:01 a.m. and resumed business at 11:14 a.m.

2. PLANNING AND BUILDING

**Zoning By-law Amendment-Remove Holding 'H' Symbol
(Lane/Chupa) Application No. Z02-21**

Cale Henderson summarized the Zoning By-law Amendment application to remove the holding provision to permit the subject lands to be used residentially. No concerns were raised.

Staff was directed to bring the By-law forward to the February Council Agenda.

Zoning By-law Amendment Application No. Z01-21 (Briggs)

Cale Henderson summarized the Zoning By-law Amendment application to rezone the property to allow for the construction of a sleeping cabin. No concerns were raised.

Staff was directed to bring a resolution forward to the February Council Agenda.

Zoning By-law Amendment Application No. Z03-21 (McLennan)

Cale Henderson summarized the Zoning By-law Amendment application to rezone to permit a dwelling unit to be located on the subject property.

Staff was directed to bring a resolution forward to the February Council Agenda.

**Zoning By-law Amendment Application No. Z04-21
(Healey Lake Property Owners Association)**

Cale Henderson summarized the Zoning By-law Amendment application to rezone Township-owned lands, currently leased by the Healey Lake Property Owners Association, to allow for a storage building to be constructed on the property.

Mr. Henderson further reported that the applicants are requesting that the application fees be waived or reduced.

Staff was directed to bring a resolution forward to the February Council Agenda.

Building Permit Summary

The Committee received building permit summary report for information purposes.

2021 Budget Discussions

The Committee reviewed and discussed 2021 draft planning and building budgets.

OPA No. 68 and ZBLA No. Z02-20 (Gates) - Update

Cale Henderson provided an update, reporting that Staff have reached out to a consultant to facilitate the Gates Applications.

3 ENVIRONMENT

2021 Budget Discussions

The Committee reviewed and discussed 2021 draft environment budget.

4. PUBLIC WORKS

2021 Budget Discussions

The Committee reviewed and discussed the 2021 draft operations budget, which included roads, solid waste, facilities, Georgian Cliffs Memorial Park Cemetery, Holiday Cove Marina and capital budgets.

Operational Services Update

Greg Mariotti presented his updates. No concerns were raised.

5. ADJOURNMENT

Meeting adjourned at 12:39 p.m.

TOWNSHIP OF THE ARCHIPELAGO

Bert Liverance, Reeve

Maryann Weaver, Clerk

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CAO REPORT on COUNCIL DIRECTION - March 2021

Council Date	Department	Item	Update / Status	Date to return to
July 16, 2020	CAO	Council's Strategic Principles/Strategic Plan Review	Draft background document prepared. Council endorsed Amalgamation Paper to be added. Package and Information Report to Council to follow.	Ongoing
July 16, 2020	CAO	OPP/EMS Response Concerns	Completed. Information included in Newsletter; further discussions with OPP/EMS after summer season.	Ongoing
August 20, 2020	Clerk	Letter of support to Town of Parry Sound regarding tax exempt properties	In progress - Further discussions with Town initiated to determine support required.	Ongoing
August 20, 2020	Operations	Boat Speed/Wakes	Final draft prepared - survey to be released in January	February 21
September 17, 2020	Operations	Skerryvore Road Traffic Calming Measures	Way forward discussed and agreed with Skerryvore Ratepayers Association	Ongoing
September 17, 2020	Development/Operations	Lookout Lane	Rocks at end of Lookout Lane returned to original location, continuing to monitor. No change.	Closed out
September 17, 2020	Corporate Services	Connectivity	Plan, land, agreements, communication	Ongoing
October 20, 2020	Environment	Seabins	Council passed resolution to purchase 2 seabins. To be purchased and installed this spring.	Ongoing
November 19, 2020	Development/Operations	Phragmites workshop	Workshop Scheduled for March 31, 2021	3/31/2021
January 22, 2021	Clerk	Request review and amendment to the Municipal Elections Act	Resolution was deferred. Staff will report back at the February meeting	Completed
January 22, 2021	Planning	Site Alteration By-law	Consultant preparing draft by-law and researching potential municipal costs.	Ongoing
January 22, 2021	Planning	Land Supply Study	Retained Consultant, completing study.	6/15/2021

Township of The Archipelago



COUNCIL CORRESPONDENCE

Regular Meeting of Council

March 12, 2021

REQUESTS FOR SUPPORT

[A]

FEDERAL GOVERNMENT

[01] INDIGENOUS SERVICE CANADA

RE: Wasauksing Swing Bridge –Reduced Operating Schedule for 2021

PROVINCIAL GOVERNMENT

[02] COVID-19 VACCINE DISTRIBUTION TASK FORCE

RE: February 22, 2021, Update #8

[03] MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING (MMAH)

RE: 2021 COVID-19 Recovery Funding for Municipalities program

[04] NORMAN MILLER, MEMBER OF PROVINCIAL PARLIAMENT

RE: Ontario Legislature unanimously passed Second Reading of Bill 228, Keeping Polystyrene Out of Ontario's Lakes and Rivers Act

[05] ONTARIO FIRE MARSHAL

RE: Ontario Fire College Training Modernization

MUNICIPALITIES

[06] TOWNSHIP OF CARLING

RE: Letter of Concurrence for Parry Sound Industrial Park

[07] THE REGIONAL MUNICIPALITY OF HALTON

RE: Support for AMO's recommendations contained in its submission to the Long-Term Care COVID-19 Commission

[08] TOWNSHIP OF LAKE OF BAYS

RE: Capacity Limits for Restaurants in Stage 2 under the Reopening Ontario Act, 2020

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- [09] MUNICIPALITY OF MCDOUGALL
RE: Request that the North Bay Parry Sound District Health Unit take a more pro-active approach to community outreach and communications
RE: Resignation of Don Brisbane from the position on the North Bay Parry Sound District Health Unit's Board of Health
RE: Recommend appointment of Jamie McGarvey as the West Parry Sound representative to the North Bay Parry Sound District Health Unit's Board of Health for the remainder of the 2018-2022 Term of Council
RE: Request that North Bay Parry Sound District Health Unit Medical Officer of Health establish a bi-weekly information exchange meeting with the Mayors of the West Parry Sound District
- [10] THE DISTRICT MUNICIPALITY OF MUSKOKA
RE: Notice of Public Meeting Concerning an Amendment to the District of Muskoka Official Plan
- [11] NIAGARA REGION
RE: Motion regarding Homelessness, Mental Health and Addiction in Niagara
RE: Schedule 6, Bill 197, COVID-19 Economic Recovery Act, 2020
- [12] TOWN OF PARRY SOUND
RE: Media Release. Municipalities Request Better Communication from North Bay Parry Sound District Health Unit Medical Officer of Health
RE: Request that North Bay Parry Sound District Health Unit Medical Officer of Health establish a bi-weekly information exchange meeting with the Mayors of the West Parry Sound District
- [13] CITY OF SARNIA
RE: Request that the Province adjust the capacity limits for dining, restaurants, sporting and recreational facilities, places of worship, event centres, and all retail/small businesses as part of the colour coded system
- [14] TOWNSHIP OF SEGUIN
RE: Request that the North Bay Parry Sound District Health Unit take a more pro-active approach to community outreach and communications
RE: Publication of COVID-19 Statistics for West Parry Sound
- [15] MUNICIPALITY OF ST. CHARLES
RE: Request that immediate action be taken by all levels of government for medical cannabis licensing to follow similar regulations and guidelines as all other pharmaceutical industries
- [16] TOWNSHIP OF STRONG
RE: Request to Province to reverse decision to close the Ontario Fire College
- [17] MUNICIPALITY OF WEST GREY
RE: Municipal Insurance Rates

FIRST NATIONS

[18]

RATEPAYERS' ASSOCIATIONS

[19]

RATEPAYERS/OTHERS

[20] DON BRISBANE

RE: Email to Heads of Council regarding his representation on North Bay Parry Sound District Health Unit Board

RE: Resignation from the North Bay Parry Sound District Health Unit Board

[21] LYNNE GREGORY

RE: Campuses of Care: Supporting People, Sustaining Care Systems in Ontario

AGENCIES

[22] FESTIVAL OF THE SOUND

RE: Festival of the Sound Welcomes New Executive Director

[23] THE FRIENDS

RE: Winter Newsletter 2020-21

[24] GEORGIAN BAY ASSOCIATION

RE: GBA Update, VOL 31, No 1 Spring 2021

[25] GEORGIAN BAY BIOSPHERE

RE: March Biosphere News; Climate Action, Native Plant Fundraiser & Life in the Biosphere Webinar Series

[26] GEORGIAN BAY FORVER

RE: Winter 2021 – Rose Island 286 acres protected

[27] MUSEUM ON TOWER HILL

RE: News from Tower Hill

[28] NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT

RE: Reminder to be COVID-19 Kind

RE: COVID-19 Community Outbreak Update

RE: Health Unit Completes Long-Term Care Homes COVID-19 Vaccination

RE: The Health Unit Reports a Second Death Associated with the COVID-19 Community Outbreak at the Skyline-Lancelot Apartments

RE: COVID-19 Variant of Concern Case Confirmed in District

RE: Health Unit Receives Confirmation of the Second Confirmed COVID-19 Variant Originating from South Africa

- RE: Health Unit Confirms No Risk to School Community After a Member of St. Theresa Catholic School Community Tests Positive for COVID-19
- RE: Statement from the Medical Officer of Health
- RE: Ecole Secondaire Catholique Algonquin RE-Opening for In-Person Learning on March 1
- RE: Health Unit Receives Confirmation of 12 Additional Results for COVID-19 Variant Originating from South Africa
- RE: Health Unit Highlights Details of Local COVID-19 Vaccination Plan
- RE: Health Unit declares COVID-19 Outbreak at Parry Sound McDonalds
- RE: Health Unit Reports a Third Death Associated with the COVID-19 Community Outbreak at the Skyline-Lancelot Apartments
- RE: Health Unit Receives Confirmation of Two Individuals Testing Positive for COVID-19 Variant Originating From United Kingdom
- RE: Health Unit Reminds Public of Enhanced COVID-19 Self-Isolation Requirements
- RE: Request for COVID-19 Statistics for West Parry Sound Area

[29] OMBUDSMAN ONTARIO

- RE: Ombudsman's February Newsletter: An interview with the Ombudsman, connecting with future child welfare workers and more

[30] WEST PARRY SOUND HEALTH CENTRE

- RE: West Parry Sound Health System partners pleased with progress in vaccination of priority populations

PLANNING

[31]

ENVIRONMENT

[32]

MISCELLANEOUS

[33] WARD 3 COUNCILLORS EARL MANNERS & SCOTT SHEARD

- RE: Bay Notes, January 2021 Council Meeting
- RE: Special Notice, Bill 228 Reading

THE TOWNSHIP OF THE ARCHIPELAGO

POLICY ON THE CREATION AND SUPPORT OF COMMUNITY RECREATIONAL FACILITIES

March 12, 2021

BASIS OF THE POLICY

OFFICIAL PLAN

Section 5.10 (Public Services) the Official Plan states that "Because of the nature of the Municipality, a limited number of services will be required to provide adequately for the ratepayers".

In addition, it is further stated that "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..... The type and nature 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."

INTENT OF THE POLICY

Recognizing that the Official Plan allows for some "extension" (addition) to the recreational services provided, this policy recognizes that the Township has a limited responsibility to provide recreational opportunities to communities throughout the Township. It also recognizes that some cottage and/or community Associations and local not-for-profits (NFP) serving the community may identify the need for community recreational facilities in their area. The Township is willing to support these initiatives if, and only if, at least a part of the facility, located on land owned by the association or NFP, is open to all residents of the community throughout the year.

SUPPORT TO BE PROVIDED

The Township will support a community recreational initiative only if it is satisfied that there is a need for the service and that the service will be able to sustain itself without any use of Township resources. This can include one or more of the following three types of support:

- 1) The provision of an annual grant to an Association or NFP in recognition of their allowing some public use of their property and facilities. This grant is to be area rated. If any of the property is used for private or commercial purposes the Township will consider reducing the grant or requiring additional action to make the grant consistent with the intention of this policy regarding public use of the facility. Any grant will be used to

decrease obligations to the Township. There will be no direct payment to the Association or NFP.

- 2) The provision of a grant to decrease obligations to the Township which are related to improvements to the facility or that part of the facility used for public purposes. These grants are to be area rated.
- 3) When there is to be a campaign to raise funds for construction of a facility to be used for public purposes, the Township, after it has determined that the project is of benefit to the Township and complies with relevant federal and provincial tax laws, may create a committee composed of representatives of the Township and the Association. The purpose of this committee will be to accept donations to the project, issue tax receipts for the donations and disperse the funds directly to persons providing the intended services to the project, after approval by the Association and the Township. Once a tax receipt has been issued to a donor, there will be no refund of donations even if the project does not proceed and the Township shall have full decision making power over how these "orphan" donations will be used.

APPROVAL OF GRANTS AND FACILITY SUPPORT

All grants and facility support programs must be approved by Council and, wherever possible, be included in the budget before implementation. A grant application must be submitted to Council for approval annually. All eligible entities must also make a deputation to Council at the beginning of each new term of Council to provide information on how they support the community. Prior to approving any initiative Council must be comfortable with the long term viability of the initiative and the financial stability of the organization being supported.

DEFINITION OF A COMMUNITY RECREATIONAL FACILITY

A Community Recreational Facility must be on property owned by an Association or NFP and can be:

- a building, outbuilding or deck used for meetings, regattas and other community events
- an outdoor sports facility
- a community dock for short-term docking
- a parking lot, or
- other structures deemed appropriate.

ADMINISTRATIVE PROCEDURES

1. In the initial year of this policy, members of Council and staff shall meet with each organization being supported to establish what services the organization will provide in exchange for the grant. A similar process will be followed where an additional organization requests a new grant. Recommendations will be forwarded to Council for approval.
2. In each subsequent year every organization may apply for a grant. The application for a grant must be submitted to the Treasurer of the Township. A delegation to Council may be appropriate. Any changes in services to the public must be approved by Council and the grant must be approved annually by Council. The amount of the grant is at the sole discretion of Council.
3. The payment of each grant shall be accompanied by a letter outlining how the grant has decreased the Association or NFP's obligations to the Township and the services to be provided in exchange for the grant.
4. The payment of taxes is the responsibility of the taxpayer and all balances owing must be paid by the taxpayer by their due date.



THE CORPORATION OF THE TOWN OF PARRY SOUND
RESOLUTION IN COUNCIL

NO. 2021 – 029

DIVISION LIST

YES NO

DATE: March 2, 2021

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

MOVED BY:

Councillor Keith

SECONDED BY:

Councillor McCann

CARRIED: ☒

DEFEATED: _____

Postponed to: _____

Whereas community outreach and communication are critical to gaining community support for healthcare directives;

Whereas the Council for the Town of Parry Sound passed two (2) Resolutions on February 16, 2021: 1) Requesting greater community outreach and communication; and 2) Requesting the segregation of Covid related data between the East and West portions of the District of Parry Sound;

Whereas the Resolutions were endorsed by several West Parry Sound municipalities;

Whereas the Town of Parry Sound has not received a response or acknowledgement of either Resolution from the North Bay Parry Sound District Health Unit;

Whereas municipalities fund a significant portion of the District Health Unit's budget;

Whereas a lack of communication represents missed opportunity to advocate a common message with a common voice;

Whereas collaboration and partnerships can create a united voice on critical issues, such as the advocacy of additional vaccines for the North Bay Parry Sound District Health Unit;

NOW THEREFORE BE IT RESOLVED THAT the North Bay Parry Sound District Health Unit Medical Officer of Health be requested to establish a bi-weekly information exchange meeting with the Mayors of the West Parry Sound District; and

THAT this Resolution be forwarded to the Chair & Board of the North Bay Parry Sound District Public Health Unit, municipalities of West Parry Sound, Chief Medical Officer of Health Dr. David Williams, Minister of Health Honourable Christine Elliott, Premier Doug Ford, Norm Miller - MPP for Parry Sound-Muskoka and the Honourable Victor Fedeli - MPP Nipissing; and

That a press release be issued on behalf of the Town and those West Parry Sound municipalities in support of the Resolution.

A handwritten signature in black ink, appearing to read 'J. McGarvey', with a long horizontal line extending to the right.

Mayor Jamie McGarvey

2020 SUMMARY

REEVE & COUNCILLORS	TRAVEL	ACCOM & MEALS	TELEPHONE	OTHER	TOTAL EXPENSES	REMUNERATION	BENEFITS	TOTAL
GREG ANDREWS	\$ 125.40	\$ 56.64	\$ 240.00	\$ -	\$ 422.04	\$ 19,380.00	\$ 2,958.23	\$ 19,802.04
DAVID ASHLEY	\$ 533.52	\$ 689.99	\$ 240.00	\$ -	\$ 1,463.51	\$ 19,380.00	\$ 277.56	\$ 20,843.51
ALICE BARTON	\$ 855.45	\$ 728.03	\$ 240.00	\$ 79.10	\$ 1,902.58	\$ 19,380.00	\$ 478.13	\$ 21,282.58
LAURIE EMERY	\$ 351.00	\$ 113.07	\$ 240.00	\$ 600.00	\$ 1,304.07	\$ 19,380.00	\$ 478.13	\$ 20,684.07
PETER FROST	\$ 526.50	\$ 651.12	\$ 240.00	\$ -	\$ 1,417.62	\$ 19,380.00	\$ 277.56	\$ 20,797.62
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TOTALS	\$ 5,700.30	\$ 8,474.03	\$ 2,400.00	\$ 2,370.66	\$ 18,944.99	\$ 232,560.00	\$ 17,020.22	\$ 251,504.99

DISTRICT OF PARRY SOUND SOCIAL SERVICES ADMINISTRATION BOARD

NAME	TRAVEL	ACCOM.&MEALS	TELEPHONE	OTHER	TOTAL EXPENSES	REMUNERATION	BENEFITS	TOTAL
RICK ZANUSSI	\$ 735.27				\$ 735.27	\$ 9,875.00		\$ 10,610.27

THE ARCHIPELAGO AREA PLANNING BOARD

NAME	TRAVEL	ACCOM.&MEALS	TELEPHONE	OTHER	TOTAL EXPENSES	REMUNERATION	BENEFITS	TOTAL
EDWARD KNIGHT	\$ -				\$ -	\$ 750.00	\$ -	\$ 750.00
STEPHEN WOHLBER	\$ 91.20				\$ 91.20	\$ 600.00	\$ -	\$ 691.20

BEVERLEY AND DAVID MATTHEWS

March 9, 2021

VIA E-Mail

Township of the Archipelago
9 James Street
Parry Sound, ON, P2A 1T4

Attention: Mr. Cale Henderson

Dear Cale:

Re: Proposed By-law Amendment Application (N.D. McLennan Limited)

As the owners of a water-access cottage at 126 Crane Lake Water, we are writing to express our opposition to the above Application. By way of background, our family has been on Crane Lake for over 50 years and we are very familiar with the marina history and its use. The concerns we have are as follows:

NOTICE

We did not receive Notice of the Public Meeting to consider the Application from any of the Township, the Crane Lake Cottagers Association, or our Councilor and learned of it a few days ago through casual conversation with a fellow cottager. Many of the water-access properties (like ours) are beyond the distribution area used for the Notice.

Given the significance of this Application to all the cottagers on the lake (particularly the water-access ones) and the concerns raised about the same subject matter at the public hearings held regarding the OPA and the zoning of this particular property, we feel that Notice has not been broad enough to achieve the level of public comment needed for Council to fully consider the Application.

IMPLICATIONS of REZONING

During the OPA process which ultimately allowed the condominium plan to proceed and the marina lands to be severed, the cottagers were concerned about the possibility of the marina property being used solely for residential purposes at some point in the future.

To address those concerns, the OPA was allowed on the basis that **the only change to the marina property would be the construction of a store**. In addition, rather than applying "Marina Commercial" zoning to the marina property, Site Specific Zoning by way of "Marina

Commercial Exception 3" (By-law No. A2000-07) was adopted which **prohibits a dwelling unit to be used as an accessory or secondary use on the property.**

The Applicant is asking for this duly considered prohibition to be removed and suggests that the reason for not objecting at that time was that the then marina operator lived nearby. We find that to be a weak argument. In fact, there was no agreement or commitment in place for that operator to buy the marina property and, more importantly, it was the future of the marina that was the real concern and the reason why the Site Specific Zoning was put in place as a tool to protect it.

The Applicant, through its agent, has made a few comments with which we disagree:

- i) The Applicant states that the potential purchaser intends to build a small, seasonal dwelling for the purpose of being on site during the summer. The Applicant has included a site plan showing a small dwelling attached to the shop for illustration purposes.

In fact, if this zoning Amendment were adopted, the potential purchaser (or any future owner of the property), would be permitted to build up to two dwellings, each up to 300 square metres (3229 square feet), and which could be located anywhere on the 5.6 acre property (subject to site plan provisions).

- ii) The Applicant states that "The original fear 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".

In fact, it is not the case that the dwelling "cannot exist without a principal marina use". If a dwelling is built, it will "exist" and could be occupied whether a marina is operated or not. Should the potential purchaser complete the purchase, build a dwelling, and then cease to operate the marina business for any reason (finances, retirement, or death), he and/or his family could continue to reside in that dwelling. Alternatively, in a market where the price of waterfront residential properties has escalated, there would be a very real possibility that any sale of the property now, or in the future, could attract purchasers for its residential versus commercial value. In either situation, the Township would not have the ability to either prevent occupation solely for residential purposes or to "force" the owner to operate a marina.

Allowing this Amendment could result in the creation of a 5.6 acre waterfront residential lot in a situation where there was to be no more development. Through the OPA process 18 residential units were created, 15 of which are single family residences. If the Council were to adopt this Zoning Amendment, up to 2 more residences could be built for a total of 20 on the original Resort property.

That result would be completely in opposition to the purpose for which the provisions of the OPA and the Site Specific Zoning were put in place i.e. to protect the future of the marina

business. It is our view that the site specific zoning currently in place ensures that the property will be used only as a marina operation, both now and in the future.

ALTERNATIVE

Although we are opposed to the Application for the reasons set out above, should the Council feel otherwise, we would respectfully submit that mechanisms should be in place to mitigate the potential for the outcomes which we have described.

Council could adopt a further site specific zoning By-law which restricts the number of permitted dwellings to 1 and specifies both the size and location of that dwelling. In other words, provision could be made for a small dwelling to be used on a seasonable basis with its location established through a site plan and being near to the marina activities.

We kindly ask that we be advised of any future notices, meetings, and correspondence related to this file. Thank you.

Yours truly,

Beverley and David Matthews

Subject: notice of public meeting 12 Mar 2021 Re McLennan application

From: Geoff Warren

Date: 3/5/2021, 9:51 AM

To: "chenderson@thearchipelago.on.ca" <chenderson@thearchipelago.on.ca>

CC: Anne Osborne, Nancy Palermo

Dear Mr. Henderson,

Please consider this as a letter from myself and my sisters, co-owners of a cottage on Crane Lake around the point from the Resort and Marina, in response to the rezoning application from McLennan.

As local cottage owners on Country Lane Road and users of the Marina and gas bar we are in favour of rezoning the Marina lot to allow the building of a single family dwelling to facilitate the new Marina owner's desire to live on site.

At the same time we would appreciate limiting the size and look of the proposed structure to blend with the environment, and to restrict development to this one home to prevent future conversion to a small housing development should the Marina aspect be wound down.

We feel that council should lean towards development that helps maintain the Marina as it serves to support boating recreation as well as boat maintenance, and thus safety of local boaters.

Respectfully yours,

Geoff Warren
Anne Osborne
Nancy Palermo

Geoff Warren



www.cranelakeassociation.ca
416-234-9980 | contactus@cranelakeassociation.ca

Mr. Cale Henderson,
Manager of Development & Environmental Services
Township of the Archipelago
9 James Street
Parry Sound, Ontario
P2A 1T4

March 5th, 2021

Dear Mr. Henderson,

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

The board members of the Crane Lake Association have reviewed your Preliminary Report regarding the proposed amendment to the zoning by-law with respect to Crane Lake Marina. It is our understanding that this specific amendment has been presented by a potential purchaser of the marina to allow the construction of a modest dwelling on the marina site, as an accessory use to the marina.

Many of the water-access property owners on Crane Lake are dependent on the docking & parking facilities at this marina, and the availability of the gas pump for all cottagers on the lake has become an integral part of cottage ownership. To the benefit of many, it is critical that Crane Lake has an operating marina. The Crane Lake Association board is therefore supportive of this change to the bylaw.

It is important to know that the primary concern for all property owners on Crane Lake, as expressed in our Lake Plan filed with the TOA almost 5 years ago, is water quality. The CLA has, for decades, monitored and tested our water to ensure the consistency of its quality, and advocated to its members environmentally safe management of our septic systems. To that end, an important factor in our decision regarding this by-law change is the understanding that the marina lands are subject to site plan control, and that all applicable environmental laws will be adhered to with respect to ensuring conformity with the relative sections of the Official Plan related to the addition of a new septic system and the restriction of effluent flow.

The Association membership accounts for almost 65% of property owners on Crane Lake. If the purchase goes through, the CLA will provide widespread support to the new marina operator to ensure a 'win-win' situation!

Sincerely,

Darlene M. Cade
President

To the Council of the Corporation of the Township of the Archipelago

Dated March 8, 2021

Re: File #ZO3-21

This statement is in response to the proposed amendment to the Comprehensive Zoning By-law No.A-2000-7, as amended and consolidated in December, 2020. This amendment will allow construction of a dwelling unit on the Crane Lake Marina property. As lifetime owners of a property adjacent to the marina, we believe that we have a significant stake in the use of the marina property. We would urge council to consider this proposal cautiously.

The Township of the Archipelago (TOA) has an Official Plan for the Crane Lake Neighbourhood. Amendment No. 62 to the Official Plan permitted the severance of Crane Lake Resort and the attached marina. Section 4.2 of the amendment clearly states that the marina will be separate and “the only change is the construction of a store” and the “relocation of fuel tanks”. Section 9.2.3.1 of the Comprehensive Zoning By-law states that “a single detached dwelling shall not be permitted as an accessory use”.

The proposed amendment will allow a dwelling on the marina property. This dwelling should not be attached and “shall not be erected within 3 metres of any other building on the lot” (Section 11.1.4g, Comprehensive Zoning By-law). In the map provided, it shows that the proposed dwelling will be attached. An attached dwelling as proposed now becomes a house with an attached garage.

If a dwelling is constructed as proposed, the marina will no longer be a commercial property but a combined residential/commercial property with a new septic system. Another septic system could increase stress on the water quality of Crane Lake. As well, this property and the neighbouring condominium property already appear to be highly strained due to the significant amount of construction that has taken place over the last few years. Section 3.0 of the Planning Handbook reminds council that “we come to enjoy the natural beauty and the scenic vistas”. The property in question is currently not scenic and the proposed construction will not enhance the natural beauty.

Overall, it would seem that N.D. McLennan Limited is endeavouring to create a new residential lot through a back door that is contrary to the TOA Official Plan. Furthermore, any argument that other marinas in the TOA have dwellings should have no bearing on this application before council. Each Marina is unique.

Council's sole consideration of the application should be whether it benefits the Crane Lake Neighbourhood not only economically but more importantly environmentally. Section 17.7 of the TOA Official Plan states that expansion of marina facilities are only encouraged when "expansion is consistent with this Official Plan and the private enjoyment interests of adjoining property owners". The TOA has granted N.D. McLennan Limited a number of building permits, zoning changes and a property severance. In August, 2018 the Crane Lake Association sponsored a fundraising campaign to assist with the purchase and installation of a new gas pump and storage tank for the marina. In return, there has been no enhancement to the quality of life for Crane Lake cottagers nor has tourism been increased.

Finally, we believe that it would be foolish to continue to grant further by-law amendments to Crane Lake Resort and the marina properties. Council is encouraged to use their role as caretakers of our township and stay faithful to the TOA Official Plan and reject the proposed zoning by-law amendment.

Respectfully submitted by

Joan Debie

Gord Willoughby

(502 Blackstone Crane Lake Road)

Township of The Archipelago



REVISED
COUNCIL CORRESPONDENCE
Regular Meeting of Council
March 12, 2021

➤ **(Add-on)**

REQUESTS FOR SUPPORT

[A]

FEDERAL GOVERNMENT

- [01] INDIGENOUS SERVICE CANADA
RE: Wasauksing Swing Bridge –Reduced Operating Schedule for 2021

PROVINCIAL GOVERNMENT

- [02] COVID-19 VACCINE DISTRIBUTION TASK FORCE
RE: February 22, 2021, Update #8
- [03] MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING (MMAH)
RE: 2021 COVID-19 Recovery Funding for Municipalities program
- [04] NORMAN MILLER, MEMBER OF PROVINCIAL PARLIAMENT
RE: Ontario Legislature unanimously passed Second Reading of Bill 228, Keeping Polystyrene Out of Ontario's Lakes and Rivers Act
- [05] ONTARIO FIRE MARSHAL
RE: Ontario Fire College Training Modernization

MUNICIPALITIES



[05A] TOWN OF BLIND RIVER

- RE: Support the Township of The Archipelago regarding requested revisions to the Municipal Elections Act



[05B] TOWN OF BRACEBRIDGE

- RE: Request to Province to reverse decision to close the Ontario Fire College



[05C] TOWNSHIP OF BROCK

RE: Request to Province to reverse decision to close the Ontario Fire College

[06] TOWNSHIP OF CARLING

RE: Letter of Concurrence for Parry Sound Industrial Park



RE: Publication of COVID-19 Statistics for West Parry Sound



RE: Request for MOH to set bi-weekly information exchange meeting



[06A] TOWNSHIP OF CLEARVIEW

RE: Support the Township of The Archipelago regarding requested revisions to the Municipal Elections Act

[07] THE REGIONAL MUNICIPALITY OF HALTON

RE: Support for AMO's recommendations contained in its submission to the Long-Term Care COVID-19 Commission

[08] TOWNSHIP OF LAKE OF BAYS

RE: Capacity Limits for Restaurants in Stage 2 under the Reopening Ontario Act, 2020



[08A] TOWNSHIP OF LIMERICK

RE: Request a clear plan be communicated that establishes how the Province intends to modernize and expand firefighter training ensuring equal access to all municipal fire departments in Ontario, and present a plan for funding to subsidize and or regulate the cost of firefighting training in the Province of Ontario

[09] MUNICIPALITY OF MCDOUGALL

RE: Request that the North Bay Parry Sound District Health Unit take a more proactive approach to community outreach and communications

RE: Resignation of Don Brisbane from the position on the North Bay Parry Sound District Health Unit's Board of Health

RE: Recommend appointment of Jamie McGarvey as the West Parry Sound representative to the North Bay Parry Sound District Health Unit's Board of Health for the remainder of the 2018-2022 Term of Council

RE: Request that North Bay Parry Sound District Health Unit Medical Officer of Health establish a bi-weekly information exchange meeting with the Mayors of the West Parry Sound District

[10] THE DISTRICT MUNICIPALITY OF MUSKOKA

RE: Notice of Public Meeting Concerning an Amendment to the District of Muskoka Official Plan

[11] NIAGARA REGION

RE: Motion regarding Homelessness, Mental Health and Addiction in Niagara

RE: Schedule 6, Bill 197, COVID-19 Economic Recovery Act, 2020

- [12] TOWN OF PARRY SOUND
RE: Media Release. Municipalities Request Better Communication from North Bay Parry Sound District Health Unit Medical Officer of Health
RE: Request that North Bay Parry Sound District Health Unit Medical Officer of Health establish a bi-weekly information exchange meeting with the Mayors of the West Parry Sound District
- [13] CITY OF SARNIA
RE: Request that the Province adjust the capacity limits for dining, restaurants, sporting and recreational facilities, places of worship, event centres, and all retail/small businesses as part of the colour coded system
- [14] TOWNSHIP OF SEGUIN
RE: Request that the North Bay Parry Sound District Health Unit take a more proactive approach to community outreach and communications
RE: Publication of COVID-19 Statistics for West Parry Sound
- [15] MUNICIPALITY OF ST. CHARLES
RE: Request that immediate action be taken by all levels of government for medical cannabis licensing to follow similar regulations and guidelines as all other pharmaceutical industries
- [16] TOWNSHIP OF STRONG
RE: Request to Province to reverse decision to close the Ontario Fire College
- [16A] MUNICIPALITY OF TEMAGAMI
RE: Support the Township of The Archipelago regarding requested revisions to the Municipal Elections Act
- [17] MUNICIPALITY OF WEST GREY
RE: Municipal Insurance Rates

FIRST NATIONS

[18]

RATEPAYERS' ASSOCIATIONS

[19]

RATEPAYERS/OTHERS

- [20] DON BRISBANE
RE: Email to Heads of Council regarding his representation on North Bay Parry Sound District Health Unit Board
RE: Resignation from the North Bay Parry Sound District Health Unit Board

- [21] LYNNE GREGORY
RE: Campuses of Care: Supporting People, Sustaining Care Systems in Ontario

AGENCIES

- [22] FESTIVAL OF THE SOUND
RE: Festival of the Sound Welcomes New Executive Director
- [23] THE FRIENDS
RE: Winter Newsletter 2020-21
- [24] GEORGIAN BAY ASSOCIATION
RE: GBA Update, VOL 31, No 1 Spring 2021
- [25] GEORGIAN BAY BIOSPHERE
RE: March Biosphere News; Climate Action, Native Plant Fundraiser & Life in the Biosphere Webinar Series
- [26] GEORGIAN BAY FORVER
RE: Winter 2021 – Rose Island 286 acres protected
- [26A] INTERNATIONAL JOINT COMMISSION
RE: Great Lakes Connection. A Consistent. Coordinated Approach to Climate Change – IJC Great Lakes
- [27] MUSEUM ON TOWER HILL
RE: News from Tower Hill
- [28] NORTH BAY PARRY SOUND DISTRICT HEALTH UNIT
RE: Reminder to be COVID-19 Kind
RE: COVID-19 Community Outbreak Update
RE: Health Unit Completes Long-Term Care Homes COVID-19 Vaccination
RE: The Health Unit Reports a Second Death Associated with the COVID-19 Community Outbreak at the Skyline-Lancelot Apartments
RE: COVID-19 Variant of Concern Case Confirmed in District
RE: Health Unit Receives Confirmation of the Second Confirmed COVID-19 Variant Originating from South Africa
RE: Health Unit Confirms No Risk to School Community After a Member of St. Theresa Catholic School Community Tests Positive for COVID-19
RE: Statement from the Medical Officer of Health
RE: Ecole Secondaire Catholique Algonquin RE-Opening for In-Person Learning on March 1
RE: Health Unit Receives Confirmation of 12 Additional Results for COVID-19 Variant Originating from South Africa
RE: Health Unit Highlights Details of Local COVID-19 Vaccination Plan
RE: Health Unit declares COVID-19 Outbreak at Parry Sound McDonalds
RE: Health Unit Reports a Third Death Associated with the COVID-19 Community Outbreak at the Skyline-Lancelot Apartments

- RE: Health Unit Receives Confirmation of Two Individuals Testing Positive for COVID-19 Variant Originating From United Kingdom
- RE: Health Unit Reminds Public of Enhanced COVID-19 Self-Isolation Requirements
- RE: Request for COVID-19 Statistics for West Parry Sound Area
- RE: Board of Health Appointee – District of Parry Sound - West

[29] OMBUDSMAN ONTARIO

- RE: Ombudsman's February Newsletter: An interview with the Ombudsman, connecting with future child welfare workers and more

[30] WEST PARRY SOUND HEALTH CENTRE

- RE: West Parry Sound Health System partners pleased with progress in vaccination of priority populations

PLANNING

[31]

ENVIRONMENT

[32]

MISCELLANEOUS

[33] WARD 3 COUNCILLORS EARL MANNERS & SCOTT SHEARD

- RE: Bay Notes, January 2021 Council Meeting
- RE: Special Notice, Bill 228 Reading

2020 SUMMARY

REEVE & COUNCILLORS	TRAVEL	ACCOM & MEALS	TELEPHONE	EDUCATION	OTHER	TOTAL EXPENSES	REMUNERATION	BENEFITS	TOTAL
GREG ANDREWS	\$ 125.40	\$ 56.64	\$ 240.00	\$ -	\$ -	\$ 422.04	\$ 19,380.00	\$ 2,958.23	\$ 19,802.04
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ALICE BARTON	\$ 855.45	\$ 728.03	\$ 240.00	\$ 79.10	\$ -	\$ 1,902.58	\$ 19,380.00	\$ 478.13	\$ 21,282.58
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STEPHEN WOHLBER	\$ 91.20				\$ 91.20	\$ 600.00	\$ -	\$ 691.20

Paid by The Archipelago Area Planning Board

DISTRICT OF PARRY SOUND SOCIAL SERVICES ADMINISTRATION BOARD

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For Reporting Purposes Only - Paid by District of Parry Sound Administration Board