



**AMENDED AGENDA – Regular Meeting of Council**

**Wednesday, November 15, 2023**

**1:00 PM**

**Magnetawan Community Centre**

**Page # OPENING BUSINESS**

- 1.1 Call to Order
- 1.2 Adoption of the Agenda
- 1.3 Disclosure of Pecuniary Interest
- 3 1.4 Adoption of Previous Minutes

**STAFF REPORTS, MOTIONS AND DISCUSSION**

- 10 2.1 Consent Application - Davidson - 79 West Whalley Lake Road
- 55 2.2 DRAFT By-law Repeal and Replace the Municipality's Official Plan
- 156 2.3 Report from Deputy Clerk, Erica Kellogg, Municipal Accommodation Tax (MAT) & DRAFT By-law to Provide for the Implementation of a Municipal Accommodation Tax
- 166 2.4 Correspondence - EJ Williams - Survey Letter - 284 Chapman Drive
- 169 2.5 2024 Proposed Council Dates
- 170 2.6 Report from Deputy Clerk, Laura Brandt Magnetawan Community Centre Board Mandate

**MUNICIPAL BOARDS AND COMMITTEE MINUTES**

- 174 3.1 Central Almaguin Planning Board Minutes October 4, 2023
- 181 3.2 Lakeland Holding Ltd. 2023 Q3 Shareholder Update October 19, 2023
- 189 3.3 Town of Parry Sound EMS Advisory Committee Minutes October 26, 2023
- 194 3.4 Magnetawan Community Centre Board (MCCB) Minutes November 1, 2023

**CORRESPONDENCE**

- 197 4.1 Township of McKellar Call for an Amendment to the Legislation Act, 2006
- 199 4.2 FONOM Sustainable Northern Ontario Economic Development Course
- 201 4.3 Fire Underwriters Survey
- 203 4.4 2024 Municipal Ontario Municipal Partnership Fund (OMPF)
- 208 4.5 AORS Director Scott Edwards Finding a Creative Solution Article
- 209 4.6 North Bay Nugget Outdoor Mural Article
- 212 4.7 Firefighter's Food Drive December 6, 2023 Poster
- 213 4.8 New Year's Eve Gala Poster
- 214 4.9 Remembrance Day Poster
- 215 4.10 ICYMI Council Highlights October 25, 2023

**ACCOUNTS**

216 5.1 Accounts in the amount of \$397,967.06

**BY-LAWS**

229 6.1 Repeal and Replace the Municipality's Official Plan

6.2 Correction Bylaw for By-law 2023-54 License and Regulate the Use of Short-Term  
Accommodation

6.3 Correction By-law for By-law 2023-49 Zoning By-law Housekeeping By-law

**CONFIRMING BY-LAW AND ADJOURNMENT**

230 7.1 Confirm the Proceedings of Council and Adjourn



**Municipality of  
Magnetawan**

**COUNCIL MEETING MINUTES**

**October 25, 2023**

**1:00 pm**

The meeting of the Council of the Corporation of the Municipality of Magnetawan was held at the Magnetawan Community Centre on Wednesday October 25, 2023, with the following present:

Mayor Sam Dunnett  
Deputy Mayor John Hetherington  
Councillor Bill Bishop  
Councillor Jon Hind  
Councillor Brad Kneller

Staff: CAO/Clerk Kerstin Vroom and Deputy Clerk Recreation and Communications Laura Brandt were present for the entire meeting. Public Works Superintendent Scott Edwards, and Deputy Clerk Planning and Development Erica Kellogg were present for their respective sections in the meeting.

**OPENING BUSINESS**

**1.1 Call to Order**

The meeting was called to order at 1:00 p.m.

**1.2 Adoption of the Agenda**

*RESOLUTION 2023-309 Bishop-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the agenda as amended to include as Item 2.8 – Pinchin Ltd. Quotation – Proposal for Surface Water Assessment Chapman Drive Midden Site.*

*Carried.*

**1.3 Disclosure of Pecuniary Interest**

Mayor Sam Dunnett stated that should anyone have a disclosure of pecuniary interest that they could declare the nature thereof now or at any time during the meeting.

**1.4 Adoption of the Previous Minutes**

*RESOLUTION 2023-310 Hetherington-Kneller*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the minutes of the meeting on October 4, 2023, as copied and circulated.*

*Carried.*

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**SHORT TERM ACCOMMODATION BYLAW**

**By-law to License and Regulate the Use of Short-Term Accommodation Properties**

*RESOLUTION 2023-311 Bishop-Hetherington*

*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives and approves the DRAFT Short-term Accommodation By-law implementing licencing for residential properties utilized for short-term accommodation as of January 1st, 2024 with a licensing fee of \$1000;*

*AND FURTHER THAT the Short-term Accommodation Bylaw is now read a first, second and a third time, passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation, and engrossed in the by-law book.*

Recorded Vote Called by Bill Bishop

Bill Bishop		Nay
Deputy Mayor John Hetherington	Yea	
Jon Hind		Nay
Brad Kneller	Yea	
Mayor Sam Dunnett	Yea	

*Carried.*

Direction was given to Staff to bring back a Staff Report within one year’s time for Council’s consideration to evaluate and review the provisions of the By-law as passed, as all Council members were principally in favour of a By-law to Regulate the Use of Short-Term Accommodation Properties being passed for the 2024 season.

**PLANNING ACT MEETING**

**Zoning By-law Amendment Application – Langford – Plan 319 Lot 20 E/S Miller Street**

**Zoning By-law Amendment Application – Lavoie – 94 Chapman Drive**

*RESOLUTION 2023-312 Hind-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan recesses the regular meeting to hold a public meeting pursuant to Sections 34 of the Planning Act to consider Zoning By-law Amendment Applications described as:*

- *Langford - Plan 319 Lot 20 E/S Miller S*
- *Lavoie - 94 Chapman Drive.*

*Carried.*



*RESOLUTION 2023-313 Kneller-Hetherington*

*WHEREAS in 2015 the Council of the Municipality of Magnetawan supported a request from the Langford Family Investments deeming together Plan 319 Lot 19 E/S Miller St, Lots 18 & 19 Plan 319W/S Richmond Street;*

*AND WHEREAS Council of the Municipality of Magnetawan passed Zoning By-law 2015-13 to rezone the above noted parcels to CV-2 with specific permitted uses, of which included boat storage;*

*AND WHEREAS in 2023 Council of the Municipality of Magnetawan supported a request from the Langford Family Investments to deem Plan 319 Lot 20 E/S Miller St, to the above noted previously deemed lots;*

*AND WHEREAS Council of the Municipality of Magnetawan received a complete application and fees from Langford Family Investments asking that Plan 319 Lot 20 E/S Miller St be rezoned to be included within the CV-2 exception zone;*

*NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan supports the application and that the above 2023 deemed parcel to be included in the existing exception CV-2 Zone and a By-law will be passed later in the meeting.*

*Carried.*

*RESOLUTION 2023-314 Hind-Kneller*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives and approves the report of Erica Kellogg, Deputy Clerk Planning and Development, and denies the Lavoie Zoning By-law Amendment Application as the proposed height is excessive to the permitted maximum height for a Guest Cabin from 5 metres (16 feet) to 7 metres (23 feet).*

*Carried.*

*RESOLUTION 2023-315 Hind-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adjourns the Planning Act public meeting and returns to the regular meeting.*

*Carried.*

**STAFF QUARTERLY REPORTS**

**Report from Fire Chief Derek Young**

**Report from By-law Enforcement Officer Jason Newman**

**Report from Chief Building Official Tyler Irwin**

**Report from Public Works Superintendent Scott Edwards**

**Report from Parks and Maintenance Manager Steve Robinson**

**Report from Deputy Clerk Erica Kellogg**

**YTD Budget 2023 from Stephanie Lewin Treasurer**

*RESOLUTION 2023-316 Bishop-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the Staff Quarterly Reports from the Department Heads as presented for information only.*

*Carried.*

## **STAFF REPORTS, MOTIONS AND DISCUSSION**

### **2.1 DRAFT By-law Appoint a Municipal By-law Enforcement Officer Revise Agreement with Armour Township – Increase Hours**

*RESOLUTION 2023-317 Kneller-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves the DRAFT Appoint a Municipal By-law Enforcement Officer Revise Agreement with Armour – Increase Hours as presented and the by-law on this matter will be passed later in the meeting.*

*Carried.*

### **2.2 Report from Scott Edwards, Public Works Superintendent and Steve Robinson, Parks & Maintenance Manager – Security Systems**

*RESOLUTION 2023-318 Hind-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives and approves the report Security System, from Public Works Superintendent Scott Edwards and Parks & Maintenance Manager Steve Robinson and approves the recommendation contained therein to purchase and install new security cameras at the Roads Yard, Pavilion and Centennial Park Washrooms from Verkada at a cost of approximately \$66,000 plus HST with the overage of \$14,000 coming from the Community Enhancement Fund.*

*Carried.*

### **2.3 Request Almaguin Highlands Health Council Lab Services**

*RESOLUTION 2023-319 Bishop-Kneller*

*WHEREAS Muskoka Algonquin Health Care operates physiotherapy, E.C.G. Imaging and Laboratory services at the Almaguin Health Centre;*

*AND WHEREAS the laboratory has seen a significant number of closures over the summer due to staffing resources;*

*AND WHEREAS Almaguin residents who rely on this vital service are impacted by closures resulting in redundant trips, rescheduling, or traveling to see alternative service;*

*AND WHEREAS healthcare professionals are impacted as they rely on this service to support their patients' healthcare needs;*

*NOW THEREFORE BE IT RESOLVED that the Council of the Municipality of Magnetawan respectfully requests a commitment from Muskoka Algonquin Health Care to resume laboratory services to their regular functions on a regular scheduled;*

*AND FURTHER THAT this resolution be circulated with Almaguin Highland Health Council member municipalities for support.*

*Carried.*

### **2.4 Resignation of Barbara Stewart from the Magnetawan Library Board**

*RESOLUTION 2023-320 Hind-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan regretfully accepts the resignation of Barbara Stewart from the Magnetawan Library Board and thanks her for her years of service to the Library Board and to the Community.*

*Carried.*

**2.5 Resignation of Angela Dunnett from the Magnetawan Library Board**

*RESOLUTION 2023-321 Kneller-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan regrettably accepts the resignation of Angela Dunnett from the Magnetawan Library Board and appreciates her years of service to the Library Board and to the Community.*

*Carried.*

**2.6 Discussion on Christmas**

*RESOLUTION 2023-322 Bishop-Hetherington*

*WHEREAS the Council of the Municipality of Magnetawan appreciates its Staff and their great work throughout the year;*

*NOW THEREFORE BE IT RESOLVED that Council approves a Christmas Bonus of half a day paid for the 22<sup>nd</sup>, a staff luncheon and a turkey or ham for each department head, contract employee, and unionized employee for 2023.*

*Carried.*

**2.7 Verbal Update Habitat for Humanity**

*RESOLUTION 2023-323 Kneller-Hind*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the Verbal Update Habitat for Humanity for information only.*

*Carried.*

**2.7 Pinchin Ltd. Quotation – Proposal for Surface Water Assessment Chapman Drive Midden Site**

*RESOLUTION 2023-324 Hind-Kneller*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives and approves the Proposal for Surface Water Assessment for the Chapman Drive Midden Site from Pinchin Ltd., in the amount of \$6,500 (plus HST) and directs Staff to take the funds from the Reserve Account.*

*Carried.*

**MUNICIPAL BOARD AND COMMITTEE MINUTES**

**3.1 District of Parry Sound Municipal Association Minutes May 5, 2023**

**3.2 Central Almaguin Planning Board Minutes August 2, 2023 & September 6, 2023**

**3.3 North Bay Parry Sound District Health Unit Board of Health Minutes August 16, 2023**

**3.4 District of Parry Sound Social Services Administration Board Chief Administrative Officer's Report October 2023**

**3.5 Almaguin Highlands Health Council (AHHC) Minutes October 5, 2023**

*RESOLUTION 2023-325 Hind-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the Municipal Boards and Committee Minutes as copied and circulated.*

*Carried.*

## **CORRESPONDENCE**

- 4.1 **Support Resolutions MTO Parade Requirements**
- 4.2 **Correspondence Premier Doug Ford Northern Ontario School of Medicine**
- 4.3 **Correspondence from Central Almaguin Planning Board Request to Withdraw from Central Almaguin Planning Board**
- 4.4 **News Release Local Share Financing Plan Achieved for Hospital Redevelopment**
- 4.5 **2024 Annual FONOM Conference New Date**
- 4.6 **OPP MPB Financial Services Unit (OPP) Notification of 2023 Court Security and Prisoner Transportation Grant Remainder**
- 4.7 **Unsuccessful Outcome AgriSpirit Grant Funding**
- 4.8 **Unsuccessful Outcome Ontario Trillium Foundation Funding**
- 4.9 **COVID-19 & Flue Vaccine Clinic Friday October 27<sup>th</sup> Poster**
- 4.10 **New Public Art Murals Poster**
- 4.11 **Seniors Free Dinner and Learn Event Friday December 15<sup>th</sup> Poster**
- 4.12 **ICYMI Council Highlights October 4, 2023**

*RESOLUTION 2023-326 Hetherington-Kneller*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan receives the correspondence items as copied and circulated.*

*Carried.*

## **ACCOUNTS**

- 5.1 **Accounts in the amount of \$840,761.09**

*RESOLUTION 2023-327 Kneller-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan approves the accounts in the amount of \$840,761.09 as presented.*

*Carried.*

## **BY-LAWS**

- 6.1 **Zoning By-law Amendment Application – Langford – Plan 319 Lot 20 E/S Miller Street**

- 6.2 **By-law To Appoint a Municipal By-law Enforcement Officer – Jason Newman**

*RESOLUTION 2023-328 Bishop-Hind*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan that the following by-laws are now read a first, second and a third time, passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation, and engrossed in the by-law book:*

- 6.1 *Zoning By-law Amendment Application – Langford – Plan 319 Lot 20 E/S Miller Street*

- 6.2 *By-law to Appoint a Municipal By-law Enforcement Officer – Jason Newman*

*Carried.*

**CLOSED SESSION**

In accordance with Section 239(2) of the Municipal Act, 2001, S.O. 2001, c25, as amended, Council shall proceed into Closed Session in order to address matters pertaining to:

(h) information explicitly supplied in confidence to the municipality

*RESOLUTION 2023-329 Hind-Hetherington*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan moves to a closed session at 2:00 pm pursuant to Section 239(2) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, Council shall proceed into Closed Session in order to address matters pertaining to:*

*(h) information explicitly supplied in confidence to the municipality*

*Carried.*

*RESOLUTION 2023-330 Kneller-Bishop*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan returns to open session at 2:30 pm.*

*Carried.*

**CONFIRMING BY-LAW AND ADJOURNMENT**

**7.1 Confirm the Proceedings of Council and Adjourn**

*RESOLUTION 2023-331 Hind-Hetherington*

*BE IT RESOLVED by the Council of the Municipality of Magnetawan that the Confirming By-law is now read a first, second and a third time, passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and engrossed in the by-law book;*

*AND FURTHER THAT, this meeting is now adjourned at 2:40 pm to meet again on Wednesday November 15, 2023, at 1:00 pm or at the call of the Chair.*

*Carried.*

Approved by:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**RESOLUTION NO. 2023 -**

**NOVEMBER, 15, 2023**

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**WHEREAS** the Municipality of Magnetawan has received a request to support an application for consent for creation of 3 new lots located at 79 Whalley Lake Road which is a private road, Magnetawan (Davidson 4944 030 0021020000). The property is legally described as CON 9 PT Lots 2 and 3 Plan 256 Lot 1 to 14, 16,19,25 to 27, 53, 65 to 69, 71, 72, 74, 75, 77, 78, 80, 81, 84 Township of Chapman hereinafter referred to as “the Lands”;

**WHEREAS** the Municipal planning consultant has provided a report in support of the application with conditions;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan supports in principle the consent application for the Lands, which is valid only for a period of six (6) months; subject to the following conditions:

- That the foregoing conditions be fulfilled within two years of the notice of decision of the Planning Board;
- Draft Reference Plan to be approved by the Municipality prior to registration;
- Two (2) true certified paper copies of the registered plan and an electronic version for the proposed sever lots and proposed easement prepared by an Ontario Land Surveyor with a certification that it is a true copy be provided to the Municipality for review and approval which conforms substantially with the application as submitted;
- Draft copy of the deeds (with all schedules) to be approved by the Municipality prior to registration;
- A copy of the original executed transfer (deed) with all schedules be provided to the Municipality;
- Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed and Retained Lots can be adequately serviced by individual on-site septic systems;
- Payment of all taxes, municipal legal fees, planning fees and fees as per the current Fees and Charges By-law, Park Land Dedication By-law and all other fees associated with the processing of this application;
- That the Applicant apply for civic numbers for the retained and severed lots;
- The entering into a Site Plan Agreement, to be registered on title, with the Municipality to implement the recommended measures contained in the Planning Reports/Studies/Public Consultation for the proposed Severed and Retained Lots;
- That a Zoning By-law Amendment be submitted to rezone to implement the recommendations of the Scoped Environment Impact Study by Fri Ecological Services dated July 2023;
- That the Applicant enter into a Limited Service Agreement with the Municipality to be registered on title;

Carried \_\_\_\_\_ Deteated \_\_\_\_\_ Deferred \_\_\_\_\_ Sam Dunnnett, Mayor

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnnett, Sam			

**THE MUNICIPALITY OF MAGNETAWAN**

**STAFF REPORT**

**TO:** Erica Kellog, Deputy Clerk – Planning & Development  
Municipality of Magnetawan

**FROM:** Jonathan Pauk HBASc., MSc., MCIP, RPP & Jamie Robinson,  
BES, MCIP, RPP  
MHBC Planning Limited

**DATE:** November 15, 2023

**SUBJECT** Consent Application – Davison – 79 West Whalley Lake Road,  
Municipality of Magnetawan, Roll No. 494403000218700

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**Recommendation**

Subject to the review and analysis of this report, it is recommended that Council support the proposed Consent Application that seeks to create three new lots and an access easement respecting 79 West Whalley Lake Road, subject to the recommended conditions provided below:

1. That the applicant meet all the financial requirements of the Municipality;
2. That a registrable description of each of the Severed Lots be submitted to the Municipality;
3. Confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the proposed Severed Lots can be adequately serviced by their own individual on-site septic system and an individual on-site water system;
4. That one copy of a Registered Reference Plan of the proposed Severed Lots and proposed Easement prepared by an Ontario Land Surveyor be submitted to the Municipality of Magnetawan for review and approval which conforms substantially with the application as submitted;
5. That the proposed Severed Lots configure with the submitted plans and adhere to lot frontage and lot area requirements of the Shoreline Residential (RS) Zone;
6. That the applicant pay to the Municipality a parkland contribution fee for each residential lot to be created as cash-in-lieu of a parkland contribution pursuant to Section 53 (13) of the *Planning Act*, R.S.O. 1990 c. P. 13;

7. That the conditions of consent be fulfilled within two years from the date of the giving of the notice by the Central Almaguin Planning Board;
8. That the Applicant submit and obtain approval of a Zoning By-law Amendment application to implement the recommendations of the Scoped Environmental Impact Assessment prepared by FRi Ecological Services dated July 2023;
9. The entering into of a Site Plan Agreement between the Applicant and the Municipality to implement the recommended mitigation measures for the proposed Severed and Retained Lots that are contained in the Scoped Environmental Impact Assessment prepared by FRi Ecological Services dated July 2023;

### **Proposal / Background**

An application for Consent has been submitted by Wayne Simpson of Tulloch Engineering on behalf of the property owners Lee Daniel Davison, Karen Lee Davison, Daniel Davison, Jeanette Davidson, Omar Jafar Hanbali and Anita Jafar Hanbali. The property is municipally known as 79 West Whalley Lake Road, Municipality of Magnetawan. The location of the subject property is shown in Figure 1.

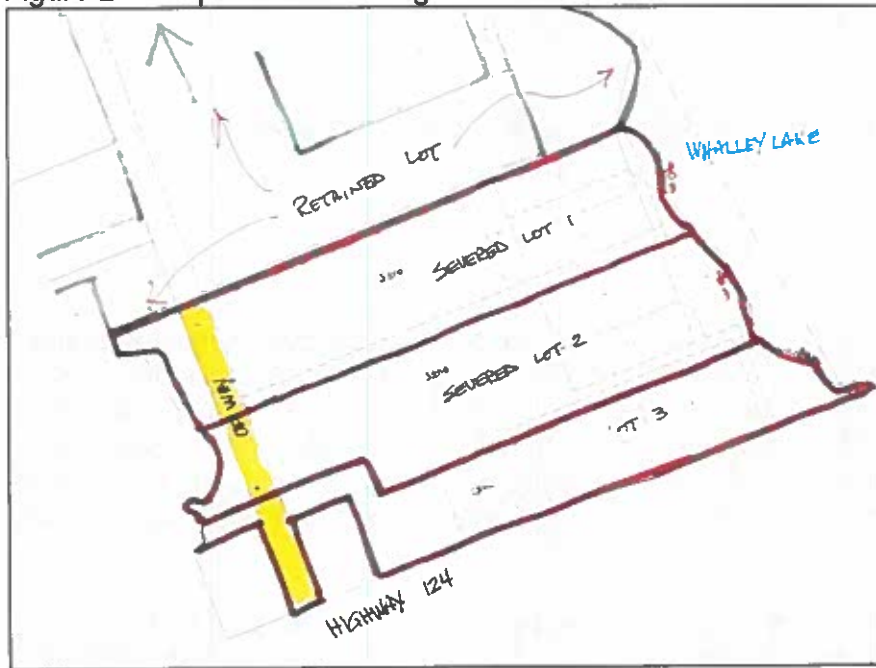
The subject property is currently vacant. The Consent Application seeks permission to create three (3) new shoreline residential lots and one (1) retained lot. The proposed consent application sketch, including the location of the access easement, submitted by the Applicant is shown in Figure 2.

Figure 1 – Location of Subject Property





Figure 2 – Proposed Lot Configuration



A summary of the proposed Severed Lots and Retained Lot are summarized in Table 1.

Table 1: proposed Lot Statistics

Proposed Lot	Lot Area	Lot Frontage
Retained Lot	>20 hectares	+/- 190 metres (Whalley Lake)
Severed Lot #1	3 hectares	+/- 90 metres
Severed Lot #2	3 hectares	+/- 90 metres
Severed Lot #3	2 hectares	+/- 90 metres

The subject lands are designated 'Rural' and 'Shoreline.' The entire of the property is located within the Aggregate Mineral Resources overlay on Schedule A of the Municipality's Official Plan. The subject lands also contain mapped fish habitat along a portion of the shoreline in accordance with Schedule B (Environmental Features) of the Official Plan. The subject lands zoned Rural (RU), Shoreline Residential (RS) and Environmental Protection (EP) by the Municipality's Zoning By-law.

The subject lands are accessed via West Whalley Lake Road which is identified as a private road in accordance with Schedule C (Transportation Plan) of the Official Plan.

**Area Context**

The subject property has frontage onto West Whalley Lake Road and abuts Highway 124 to the south. The surrounding land uses in the general area are the following:

North: Existing residential uses fronting onto Whalley Lake road accessed via West Whalley Lake Road;  
East: Whalley Lake;  
South: Highway 124;  
West: Existing residential and rural uses accessed via West Whalley Lake Road.

## **Policy Analysis**

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) is a document that provides policy direction on matters of Provincial interest concerning land use planning. Ontario has a policy led planning system and the PPS sets the foundation for regulating the development and use of land in the Province. Policies are set out to provide for appropriate development while also protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. When making land use planning decisions, Planning Authorities must ensure that decisions are consistent with the PPS.

The subject lands are located outside of a settlement area and are considered by the PPS to be Rural Lands. The PPS, specifically Section 1.1.5.2, recognizes limited residential development, including lot creation that is locally appropriate, as permitted uses on Rural Lands. The retained lot is proposed Severed and Retained Lots are to host future seasonal residential uses. The uses of the Retained and Severed Lots are permitted uses in accordance with Section 1.1.5.2 of the PPS.

Section 1.1.5.4 of the PPS indicates that *development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted*. The future rural residential use of the Severed and Retained Lots are compatible with the surrounding rural land uses and will not negatively impact the character of the area. The proposed Severed Lots would be serviced by individual on-site sewage and water services which is the typical servicing approach for this area of the Municipality.

Section 1.6.6.4 provides policies that apply to development serviced by individual on-site sewage and water services. It states that individual on-site sewage services and individual on-site water services may be used for a new development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proposed Severed Lots would be serviced by private on-site sewage and water services. A condition of provisional consent should be included that requires confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that a well and septic can be accommodated on the proposed Severed Lots.

Section 2.0 of the PPS contains policies related to the wise use and management of resources. Section 2.1 of the PPS includes policies for natural heritage features and areas. It states that natural features and areas shall be protected for the long term. Section 2.1 of the PPS includes policies related to natural heritage features. In accordance with Section 2.1.5 d. of the PPS, development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the associated natural features or their ecological functions.

Section 2.1.6 states that development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Section 2.1.8 states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas (including fish habitat) unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological function. In accordance with Schedule B of the Municipality's Official Plan, there are areas of Fish Habitat mapped on the north and south portions of the subject lands. The Municipality's Official Plan defines adjacent lands to be 120 metres from the boundary of a significant fish habitat area. The area identified as fish habitat is currently zoned Environmental Protection (EP) in the Municipality's Zoning By-law.

In accordance with Sections 2.1.6 and 2.1.8 of the PPS, the Applicant has submitted a Scoped Environmental Impact Study (Attachment 1) prepared by FRi Ecological Services dated July 2023 to evaluate the natural heritage features, including the mapped fish habitat. The EIS concluded that development could proceed without any negative impacts to the natural heritage features subject to the implementation of the identified mitigation measures. It recommended that the mitigation measures be implemented through both a Zoning By-law Amendment and Site Plan Agreement, which have been included as conditions of provisional approval of the proposed consent application.

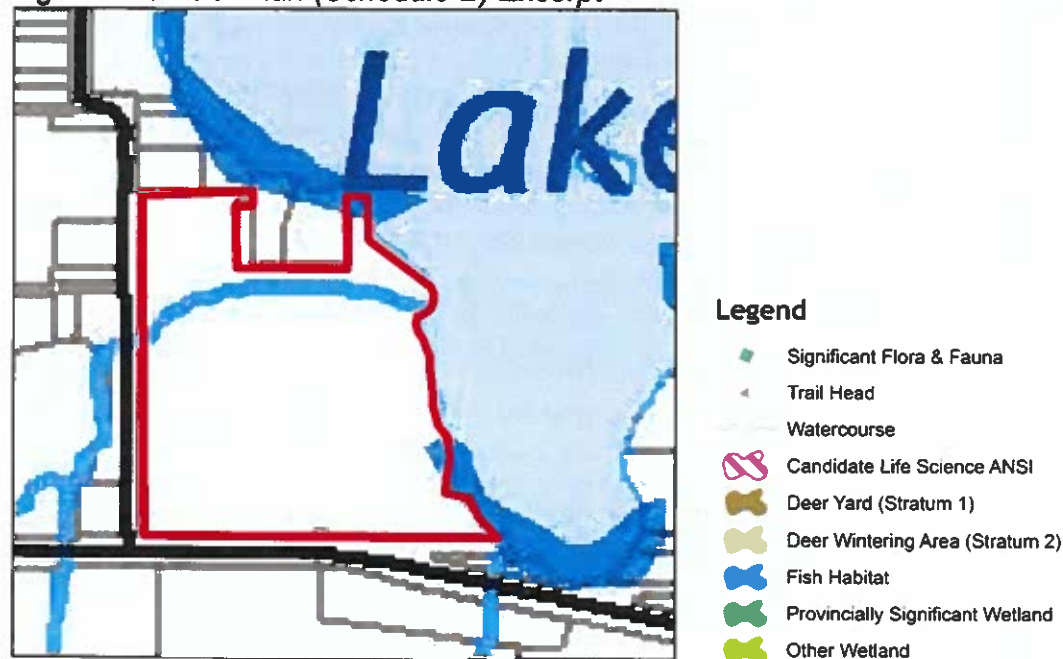
Section 3.0 of the PPS contains policies related to directing development away from natural or human made hazards. In accordance with Section 3.1 the subject property is located outside of hazardous lands and hazardous sites and not affected by a dynamic beach hazard, flooding hazard or erosion hazard.

Provided the recommended conditions of provisional consent are satisfied, the proposed Consent Application is consistent with the policies contained in the PPS.

#### Municipality of Magnetawan Official Plan

The Municipality's Official Plan provides direction pertaining to growth and development within Magnetawan. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. Schedule A (Land Use Map) of the Official Plan identifies the subject lands as being designated Rural, Shoreline and Environmental Protection and within the Aggregate & Mineral Resources Overlay. A portion of the subject lands are also identified as being designated as Fish Habitat in accordance with Schedule B, as shown in Figure 3.

Figure 3: Official Plan (Schedule B) Excerpt



Section 4.4 of the Official Plan states that new development or site alterations shall have no negative impact on the natural features or ecological functions of significant habitat of endangered or threatened species, other significant wildlife habitat, fish habitat, a provincially significant wetland or other significant natural heritage feature or function. In accordance with this section, a Scoped Environmental Impact Study (EIS) including an evaluation of fish habitat has been submitted by the Applicant. The EIS prepared by FRI Ecological Services dated July 2023 concluded that development could proceed without any negative impacts to natural heritage features subject to the implementation of the following mitigation and protection measures:

- a) A thirty (30) metre naturally vegetated setback from the high-water mark; excepting a permitted Shoreline Activity Area (SAA);
- b) Shoreline Activity Area – lands within the naturally vegetated setback used for recreation and lake access. This SAA will be contiguous with the area identified as 'Development OK' or 'Type 2' fish habitat in Figure 12.
  - a. The SAA maximum recommended width of 10 m, and contiguous (not split into separate sections);
  - b. The SAA maximum recommended area of 50 m<sup>2</sup>, with a maximum 10m width as noted above;
  - c. The SAA is expected to include a floating dock and associated infrastructure, e.g. trail to the lake; but does not include buildings or other structures; and,
- c) Trail to access the lake through the 30 m vegetated setback to the SAA should not exceed 2.5m in width.

A Site Plan Agreement under Section 41 of the *Planning Act* is recommended as a condition of provisional consent to ensure that the mitigation measures recommended by the Scoped Environmental Impact Study are addressed. In addition, a Zoning By-law Amendment (ZBA) has been recommended as a condition of provisional consent approval. The purpose of the ZBA application is to implement the zoning related recommendations of the Scoped Environmental Impact Study submitted in support of the proposed Severed and Retained Lots.

Section 5.4.1 establishes permitted uses and detached dwellings are a permitted use in the Shoreline designation. The Severed and Retained Lots are intended to be used for seasonal residential purposes and therefore conform to Section 5.4 of the Official Plan.

Section 5.4.8, states that new development in the Shoreline Area should be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character. Future building envelope locations should be located in areas that require minimal removal of vegetation. This Official Plan policy should be implemented through the Site Plan Agreement by identifying building envelopes and shoreline activity areas on each lot and identifying areas of vegetation preservation in the front yard of each lot.

Section 5.4.2 of the Official Plan includes policies that permit residential uses within the Shoreline designation. New lots should have a minimum lot size of 1.0 hectare and minimum lot frontage of 90 metres. This policy is consistent with Section 5.2.2 of the Official Plan which states that new lots in the Shoreline designation should be a minimum of 1.0 hectare in size. The proposed Severed and Retained Lots conform to the minimum lot area and lot frontage requirements as set out in Sections 5.2.2 and 5.4.2.

Section 6.3 of the Official Plan contains policy direction regarding private roads and states:

*Existing private roads may continue to be used but shall not be extended. Council will not permit the creation of new private roads in the Municipality unless those roads are created by plan of condominium. New development of seasonal residences on existing private roads may be permitted where it is considered infilling between existing residential units. No new development of permanent residences may be permitted on existing private roads. As proposed, West Whalley Lake Road would provide vehicular access to the severed and retained lots. An extension of the private road is not required.*

The proposal is to create three new shoreline residential lots that are to be used for seasonal residential uses. It is noted that new seasonal residential uses are permitted if considered to be infilling on an existing private road. The proposed Severed Lots are located on an existing private road and the extension of West Whalley Lake Road is not required. The proposal would appear to conform to the access policies in the Municipality's Official Plan.

Section 7.1.1 of the Official Plan contains criteria that are applicable to consent applications. Table 2 below summarizes the consent policies.

**Table 2: Official Plan Section 7.7.1 Summary**

<b>Policy 7.7.1 Severance Criteria</b>	<b>Does the Application Conform?</b>
<p>a) A registered plan of subdivision is not necessary for the orderly development of the lands.</p>	<p>Section 7.2.1 of the Official Plan states that a Plan of Subdivision is generally required where 3 or more lots are proposed. However, Exceptions to this policy may be considered where there are no residual lands resulting from the development and there is no need to extend municipal services</p> <p>The proposed application is for the creation of three new lots and one retained lot. There are no residual lands resulting from the proposed development and there the extension of municipal services is not required. Therefore a Plan of Subdivision is not required to facilitate the proposed development and can be facilitated through a Consent Application.</p>
<p>b) The lot size and setback requirements will satisfy specific requirements of this Plan and meet the implementing zoning by-law requirements.</p>	<p>Section 5.4.2 of the Official Plan requires a minimum lot area of 1 hectare and a minimum water frontage of 90 metres for new residential lots. The proposed Severed and Retained lots conform to these requirements.</p>
<p>c) The proposed lot must front on a publicly maintained road or, within the Shoreline designation, between existing lots on an existing private road with a registered right-of-way to a municipally maintained road or be a condominium unit, which may be created on private roads having access to a municipal year round road.</p>	<p>The subject property designated Shoreline.</p> <p>See item g) of this Table. The lots are proposed to be accessed via West Whalley Lake Road (private road). The Applicant has proposed a right-of-way to be granted over West Whalley Lake Road.</p>
<p>d) Lots for hunt camps, fishing camps, wilderness tourist camps or similar uses may be permitted on unmaintained municipal road allowances or on private right of ways to publicly maintained roads provided that the appropriate agreements are in place to ensure that the Municipality has no liability with respect to the use of these roads.</p>	<p>Not applicable.</p>
<p>e) The lot must have road access in a location where traffic hazards such as obstructions to sight lines, curves or grades are avoided;</p>	<p>The proposed Severed Lots do not appear to create a traffic hazard. The proposed Severed Lots are accessed by an existing private road onto a publicly maintained road, and the access to the</p>

	Retained Lot is proposed to be via a right-of-way over the proposed Severed Lots in favor of the Retained Lot.
f) The lot size, soil and drainage conditions must allow for an adequate building site and to allow for the provision of an adequate means of sewage disposal and water supply, which meets the requirements of the Building Code, the lot must have safe access and a building site that is outside of any flood plain or other hazard land.	The proposed Severed Lots appear to be of sufficient size to accommodate a septic and well. Approval from the North Bay Mattawa Conservation Authority (NBMCA) is required to confirm that the Severed Lot can be adequately serviced by on-site septic systems and on-site water services. It is recommended that this be included as a condition of consent.
g) Notwithstanding subsection c), lots created for seasonal or recreational purposes may be permitted where the access to the lot is by a navigable waterbody provided that Council is satisfied that there are sufficient facilities for mainland parking and docking.	Access for the proposed Severed and Retained Lots would be via a private road (West Whalley Lake Road) as identified on Schedule C of the Official Plan.
h) Any lot for permanent residential use shall be located on a year round maintained municipal road or Provincial highway.	The proposed Severed and Retained Lots are to be for seasonal residential uses.
i) In the Rural designation, new lots created by consent shall be limited to the following: <ul style="list-style-type: none"> <li>i. The Township will permit the creation of up to eight new lots per year. The new lots must comply with the regulations as set out in the implementing Zoning By-law.</li> <li>ii. two lots per original hundred acre lot;</li> <li>iii. one lot for each 50 acre parcel which existed as of the date of approval of this Plan; and</li> <li>iv. infilling between existing residences within 300 metres of each other on the same side of a municipal road or Provincial highway</li> </ul>	The subject property is designated Rural and Shoreline. For the purposes of this report, we have focused our review in the context of the Shoreline designation policy given the location of the subject property and frontage onto Whalley Lake.



j) The creation of any lot will not have the effect of preventing access to or land locking any other parcel of land.	The proposal will not have the effect of preventing access to, or land locking any other parcel of land.
k) Any severance proposal on land adjacent to livestock operations shall meet the Minimum Distance Separation Formula I in accordance with the MDS Guidelines and shall demonstrate that the proposed water supply has not been contaminated from agricultural purposes.	The subject lands do not appear to be adjacent to livestock operations that would trigger an MDS calculation.

As summarized in Table 2, the proposed consent application conforms to the severance policies in Section 7.1.1 of the Official Plan, subject to the recommended conditions.

Section 8.4 of the Official Plan states that the Municipality may utilize Site Plan Control to ensure that development in the Municipality is attractive and compatible with adjacent uses and may be applied where special environmental features are required to mitigate impact of residential developments. It is recommended that a Site Plan Agreement be included as a condition of provisional consent to ensure that the mitigation measures recommended by the Scoped Environmental Impact Study are addressed. In addition, a Zoning By-law Amendment (ZBA) has been recommended as a condition of provisional consent approval. The purpose of the ZBA application is to implement the zoning related recommendations of the Scoped Environmental Impact Study (Attachment 1) submitted in support of the proposed Consent Application.

Provided the conditions are satisfied, the proposed consent application would be in conformity with the Municipality's Official Plan.

Municipality of Magnetawan Zoning By-law

The subject lands are zoned Rural (RU), Shoreline Residential (RS) and Environmental Protection (EP) in the Municipality's Zoning By-law.

Table 3 provides a summary of the proposed lots in relation to the minimum requirements for the Shoreline Residential (RS) Zone.

*Table 3: Shoreline Residential Zone Standard Summary*

Zoning By-law Requirements		Proposed Lot			
Shoreline Residential (RS) Zone		Proposed Retained Lot	Proposed Severed Lot #1	Proposed Severed Lot #2	Proposed Severed Lot #3
Minimum Lot Area	1 ha	20 hectares	3 hectares	3 hectares	2 hectares
Minimum Lot Frontage	90 m	+/- 190 m	90 m	90 m	90 m



As shown in Table 3, the proposed Severed and Retained Lots exceed the minimum lot area and lot frontage requirement of 1 hectare and 90 metres respectively for the Shoreline Residential (RS) Zone. The proposed consent application complies to the Municipality's Zoning By-law.

### **Comments from Departments**

#### **Public Works**

- None received at the time of writing this Report

#### **Fire Chief**

- Limited Services may be provided due to access via private road.

#### **Building Department**

- No issues or concerns.

#### **By-law Department**

- No issues or concerns.

### **Summary**

The Consent Application proposes to create three new shoreline residential lots and one Retained Lot. The proposed Consent Application also includes an easement to provide access to Severed Lots 1 and 2 and the Retained Lot. The proposed consent application is consistent with the Provincial Policy Statement and conforms to the Municipality's Official Plan, subject to the recommended conditions. In addition, it is recommended that Council support the proposed application subject to the recommended conditions contained in this Report.

Respectively submitted,



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Jonathan Pauk HBASc, MSc, MCIP, RPP  
Planning Consultant  
MHBC Planning



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Jamie Robinson, BES, MCIP, RPP  
Planning Consultant  
MHBC Planning

**Attachment 1** - Scoped Environmental Impact Assessment prepared by FRi Ecological Services dated July 2023.

# Attachment 1

# Scoped Environmental Impact Assessment

79 West Whalley Lake Road  
Municipality of Magnetawan

Part of Lots 2 & 3, Concession 9  
Former Geographic Township of Croft

July 2023



## Introduction

FRI Ecological Services (FRI) was retained to complete field investigations and reporting in support of a proposed consent to create three (3) new shoreline residential lots and one (1) retained lot for the property located at 79 West Whalley Lake Road. The subject property is shown in Figure 1.



*Figure 1: 79 West Walley Lake Road; Highway 124 is visible along the south boundary of the property.*

The following reporting is intended to meet the application submission requirements outlined in a pre-consultation memo dated December 14, 2022, from MHBC Planning, the municipality's planning consultant. The memo recommends an Environmental Impact Study (EIS) identify the limits of fish habitat on the property as well as mitigation measures for the protection of fish habitat. It refers to an "EIS to provide evidence that the proposed consent applications would conform to Section 2.7 and 4.10 of the Official Plan". The memo also recommends an EIS provide recommendations respecting retaining shoreline vegetation and defining suitable building envelopes and dock locations for each proposed lot.

The proposed lots include three severed and one retained, shown in Figure 2 below.



Figure 2: Proposed three-lot severance and retained portion. The entire parcel outlined in red is the subject of this report and associated field investigations.

## Approach

### Field Investigations – Fish Habitat Watercourse

FRi biologists completed two field investigations to assess the existing condition of the subject property respecting general environmental considerations, as well as targeted fish habitat and community assessment.

On July 10, 2023, under the authority of a License to Collect Fish issued by the Ministry of Natural Resources and Forestry, biologists deployed minnow traps in the unnamed watercourse which flows under West Whalley Lake Road, along the northern boundary of the subject property and into Whalley Lake. The watercourse and approximate location of the minnow traps are shown in Figure 3.





*Figure 3: Unnamed watercourse, wholly within other lands to the west and the adjacent 'Retained Lot 1' to the north of the proposed severed lots. The approximate locations of the deployed minnow traps are shown as a blue dot. Fishes were captured, the watercourse is confirmed cool water fish habitat.*

Three (3) traps were deployed in the watercourse, one upstream of the culvert under the road and the remaining two, downstream. The watercourses physical characteristics were assessed including the riparian area vegetation and slope, water depths, temperature, and substrate.

On July 21, 2023, FRI completed fish habitat investigations along the entirety of the shoreline fronting the proposed lots. The extent and type of wetlands were delineated and noted; suitable dock locations were similarly noted outside of the wetland areas.

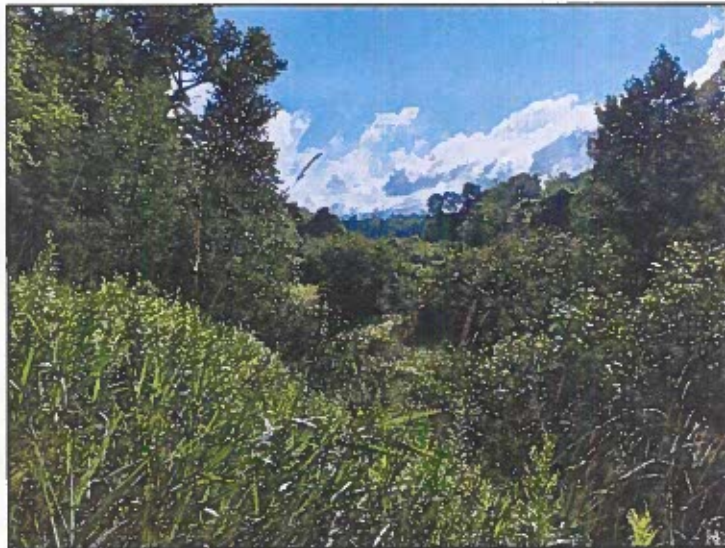
### Results – Fish Habitat Watercourse

The unnamed watercourse is confirmed direct fish habitat. Fishes captured included brook stickleback, mudminnow and creek chub. Water temperatures at the time of the fish community assessment were 14°C.



*Figure 4 & Figure 5: Creek chub and brook stickleback; representative photos of fish captured during fish community assessment in July 2023.*

The watercourse is best described as a permanent cool water stream, with coarse mineral substrate. The stream is within a steep-sided valley, with a wide floodplain which accommodates the meandering channel. The average wetted depth was 50 cm with occasional deeper pools along the outside of stream bends and undercut banks, with shallower flats and riffles in areas where the stream gradient was minimal. The average wetted width was 100 cm.



*Figure 6: View from top of valley bank looking west toward Whalley Lake. Unnamed watercourse meanders through the valley in centre of photo.*



The stream banks were occasionally undercut, and instream aquatic vegetation was present in the lower reach, downstream of the culvert near where the watercourse exits to Whalley Lake. The riparian area is generally heavily vegetated with both shrubs and herbaceous vegetation. These provide shade and a food source for the fish and fish habitat in the stream.



Figure 7 & Figure 8: Watercourse meanders through heavily vegetated floodplain (left); overview of herbaceous vegetation and structure which accommodate the stream channel (right).

Consistent with the Municipality's Official Plan, a 30-metre setback is recommended for the permanent stream, while a 15-metre setback is recommended for the ephemeral watercourse. Figure 9 shows the recommended watercourse setbacks. No development should occur in the setback areas; if development is necessary, FRi recommends a Request for Review be submitted to Fisheries and Oceans (DFO) for review and approval.

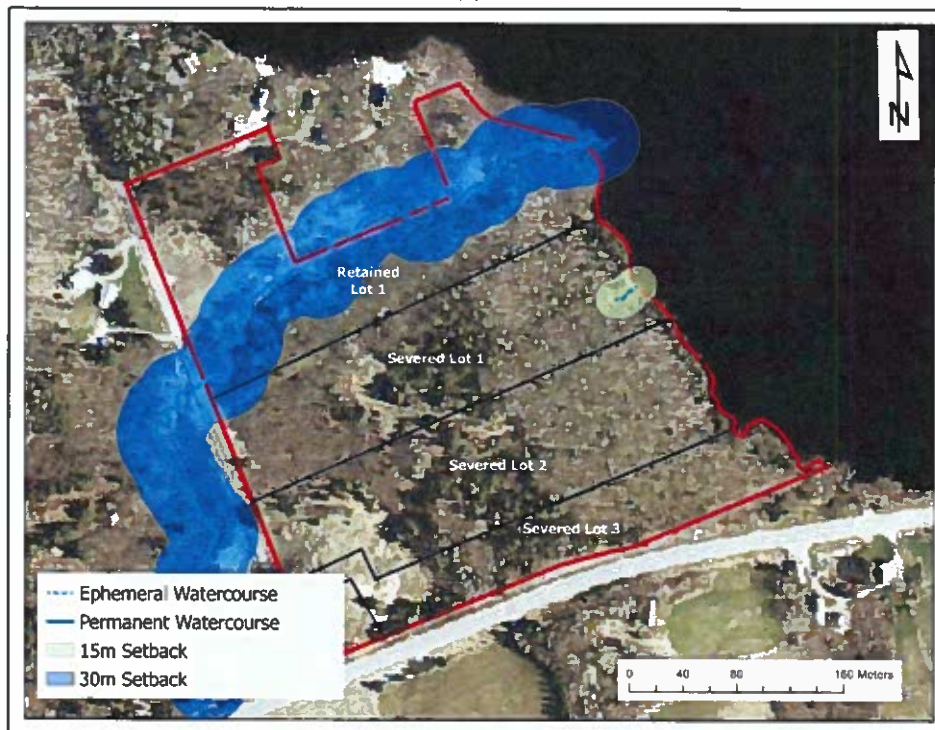


Figure 9: Recommended 15m and 30m no-development setbacks on ephemeral and permanent watercourses.



### Field Investigations – Fish Habitat Whalley Lake

According to Fish Online<sup>1</sup>, Whalley Lake is home to the following fish species:

- Black Crappie
- Brown Bullhead
- Largemouth Bass
- Pumpkinseed
- Smallmouth Bass
- White Sucker
- Yellow Perch

The Parry Sound Ministry of Natural Resources and Forestry (MNR) Fisheries Habitat Management database indicates the presence of both specialized and non-specialized fish habitat fronting the subject property. Figure 10 shows the MNR fish habitat mapping and the descriptions accompanying each fish habitat polygon in Table 1. The information source is listed as 'OMNR, 1993 aerial video tape interpretation'. Note that aerial video tape interpretation results should be considered appropriate for a landscape scale approach to fish habitat delineation, but less appropriate for small sections of shoreline. It's also important to note that the data from 1993 is thirty (30) years old, and lakes and their lacustrine areas are dynamic, so changes to fish habitat at the lot-level are highly likely.

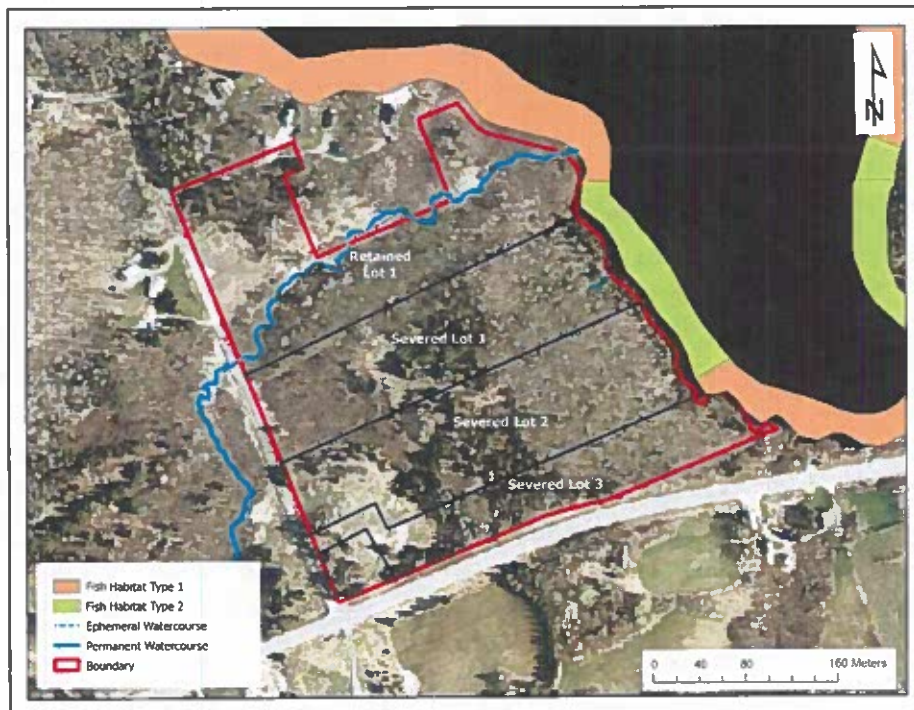


Figure 10: Fish habitat type mapping from MNR fish habitat management. Note the mapped fish habitat reflects data from 1990's aerial video tape interpretation, not the existing fish habitat condition in 2023.

<sup>1</sup> Fish Online. Accessed May & July 2023.

<https://www.lioapplications.lrc.gov.on.ca/fishonline/Index.html?viewer=FishONLine.FishONLine&locale=en-CA>

TYPE	LAKE NAME	HABITAT	DESCRIPTION
1	Whalley Lake	Specialized spawning, nursery and feeding habitat	Significant areas of emergent and/or submergent aquatic vegetation
2	Whalley Lake	Variable; non-specialized spawning areas for centrarchids (bass), cyprinids (minnows), y. perch etc.; nursery area for minnows and bass; feeding areas for pike, bass, minnows, etc.	Highly variable ; ranging from detritus substrate to small aquatic vegetation beds to rocky bedrock substrate. Generally abundant non-specific habitat utilized by a wide variety of inhabiting fish species at various life stages.
1	Whalley Lake	Specialized spawning, nursery and feeding habitat	Significant areas of emergent and/or submergent aquatic vegetation

Table 1: Description of mapped fish habitat from MNRF 1990's database. See Figure 10 above for habitat polygon locations.

### Results – Fish Habitat Whalley Lake

FRi did not complete a fish community assessment for Whalley Lake. The Fish Online database includes a comprehensive list of species present. In addition, the unnamed watercourse outlets directly to Whalley Lake so those species are also assumed present in the lake.

FRi completed an in-person shoreline fish habitat assessment for the entire frontage along the retained and proposed lots in July 2023. The shoreline is fully vegetated and the terrestrial upland area rises from the lake on moderate slopes for the majority of the proposed severed lots. The areas of 'type 1' and 'type 2' fish habitat as identified and delineated in the field, are shown in Figure 11 and are not entirely consistent with the Parry Sound fish habitat mapping shown in Figure 10 above.

The near shore substrates include a mix of larger cobble, usually a single or incomplete layer over coarse to fine sand. None of this constitutes significant Type 1 habitat; a search of the Land Information Ontario 'Spawning Areas' database, shows there are no spawning areas overlapping the frontages of the proposed (or retained) lots. The fishes present in the lake include large and smallmouth bass, black crappie, yellow perch and white sucker. There were no areas of specialized spawning habitat identified for any of the fish species present in Whalley Lake.

There are three small wetland inlets, where patches of aquatic vegetation were present; these areas are shown in Figure 11 and are considered to represent suitable Type 1 fish habitat. The remainder of the lacustrine shoreline area was largely free of aquatic vegetation, with occasional small, scattered patches of watershield (*Brasenia schreberi*) and pickerelweed (*Pontederia*

*cordata*). The absence of abundant aquatic vegetation appears to be related to water depths of >2 metres almost immediately offshore.

The areas identified as green stippled polygons represent the assessed aquatic vegetation patches, which could support spawning and nursery or other Type 1 habitat functions for fish. There are no docks or other activities (e.g. dredging) recommended for these areas. The areas of aquatic vegetation should be avoided and similarly, the shoreline activity areas/access, should avoid these areas.



Figure 11: Fish habitat fronting proposed and retained lots. Note the green stippled polygons represent assessed Type 1 fish habitat.

The remaining frontage is considered 'Type 2' habitat, which is best described as non-specific, general fish habitat. Shoreline activities, including access and floating docks are appropriate in these areas and there are no negative impacts to fish or fish habitat are anticipated. The areas where floating docks and shoreline access are permitted are shown in Figure 12.

Proposed severed lot 1 has approximately 45 and 20 metres of frontage outside of Type 1 habitat. Proposed severed lot 2 has approximately 70 metres of frontage outside of Type 1 habitat and



Proposed severed lot 3 has approximately 40 metres of frontage outside of Type 1 habitat. All distances were measured 'straight-line' from edge to edge.



Figure 12: Pink hatched polygons represent the 'Type 2' or general fish habitat areas as assessed and delineated during field investigations in July 2023. Note that all three of the proposed severed lots have more than 10 metres of frontage on non-Type 1 fish habitat. Floating docks can be situated anywhere within the pink hatched areas fronting each proposed (and retained) lot.

### Proposed Severed Lot 1

Proposed severed lot 1 includes mature hardwood forest for the portion fronting Whalley Lake. It has a moderate slope from the lake shoreline and is naturally vegetated. There is an old (since grown up) flat area along the south boundary with proposed severed lot 2 which may have been the site of an old building. The lot reaches a height of land and includes some conifer which is visible in the leaf-off aerial imagery above. The backlot slopes gently toward West Whally Lake Road and includes a shrubby old field area.



*Photo: 1 – View from Lot 1 looking southeast Photo: 2 – Hardwood forest and ATV trail Lot 1*

### Proposed Severed Lot 2

Proposed severed lot 2 is similar to proposed severed lot 1 with mature hardwood forest and moderate slopes on the east side and old field on the backlot roadside. The hardwood bush includes sugar maple and beech, with occasional inclusions of basswood and yellow birch. Soils are mineral in nature and generally considered shallow as bedrock is visible at the surface or <15cm below the soil layer. The old field area on proposed severed lot 2 includes fewer shrubs and is almost entirely grasses and other herbaceous vegetation.



*Photo: 3 & Photo: 4 – View from Lot 2 looking northeast*

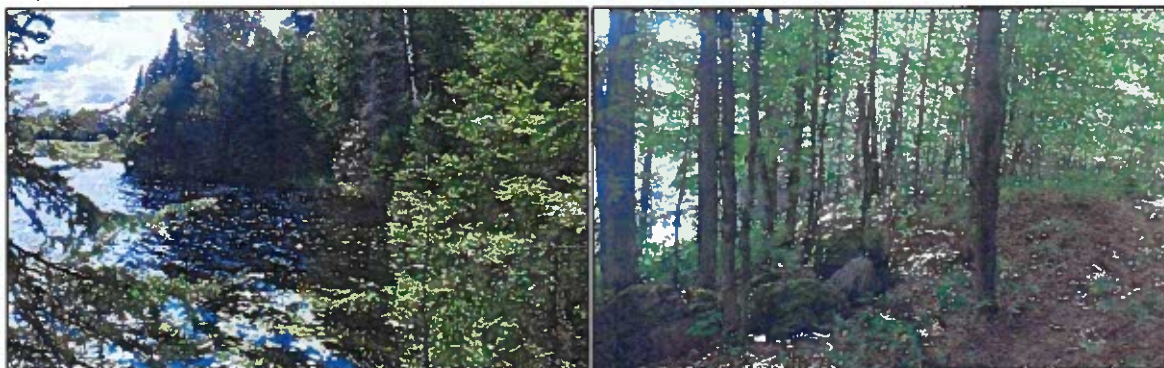


*Photo: 5 – Interior upland hardwood forest on 'lake side' of lot; note large boulders at surface and moderate slopes*



### Proposed Severed Lot 3

Similar to proposed severed lots 1 and 2, Lot 3 has a moderately sloped hardwood forest on the east (lake) side with a mixedwood – conifer height of land, after which it slopes gently to the west where it meets West Whalley Lake Road. The old field area is like proposed severed Lot 2 and includes mostly grasses and herbaceous vegetation, the absence of shrubs suggests it was more recently subject to activities. A small network of existing ATV trails run throughout all three proposed and the retained lot.



*Photo: 6 View of proposed Lot 3 frontage; note aquatic vegetation in foreground (identified Type 1 fish habitat) Photo: 7 Hardwood forested area, large boulders at surface, moderately sloping uphill from Whalley Lake on proposed Lot 3*



*Photo: 8 Typical old field habitat at back of all three proposed severed lots.*

### Conformity to Magnetawan Official Plan & Zoning By-Law

#### Section 4.7 and 4.10 'Significant Fish Habitat' and 'Adjacent Lands'

Section 4.7 of the Official Plan requires that new waterfront lots have a minimum of 10 metres of shoreline frontage that is outside of Type 1 fish habitat. FRI delineated the fish habitat along the entire shoreline frontage of the subject property to provide field-supported conclusions that there is at least 10 metres of non-Type 1 fish habitat fronting each of the three proposed severed lots. There is similarly, at least 10 metres of frontage on non-type 1 fish habitat fronting the retained lot. The methods and rationale for the updated fish habitat associated with the proposed severed and retained lots is detailed in the following section of this report.

Based on the fish habitat assessment of both the watercourse and the shoreline within and adjacent the subject property, there is at least 10 metres of 'non-Type 1' fish habitat fronting each of the proposed severed and retained lots.

Further, floating dock structures often provide excellent cover for spawning fish like large and smallmouth bass. It is our opinion that there are suitable locations for floating docks for each of the proposed (and retained) lot which would be situated outside of Type 1 fish habitat, and which would similarly have no negative impact on fish or fish habitat.

Section 4.10 defines 'adjacent lands' as those within 30 metres of a watercourse and within 120 metres of Type 1 fish habitat. To meet the Municipality's Official Plan and zoning by-law requirements respecting the lot creation and anticipated development, the following recommendations apply to the proposed lots and associated development:

- a) A thirty (30) metre naturally vegetated setback from the high-water mark; excepting a permitted Shoreline Activity Area (SAA);
- b) Shoreline Activity Area – lands within the naturally vegetated setback used for recreation and lake access. This SAA will be contiguous with the area identified as 'Development OK' or 'Type 2' fish habitat in Figure 12.
  - a. The SAA maximum recommended width of 10 m, and contiguous (not split into separate sections);
  - b. The SAA maximum recommended area of 50m<sup>2</sup> with a maximum 10m width as noted above;
  - c. The SAA is expected to include a floating dock and associated infrastructure, e.g. trail to the lake; but does not include buildings or other structures; and,
- c) Trail to access the lake through the 30 m vegetated setback to the SAA should not exceed 2.5m in width.

These recommendations for shoreline naturally vegetated setbacks and Shoreline Activity Areas and are consistent with other shoreline properties in the municipality. The recommended 30 metre shoreline setback meets or exceeds the Zoning By-law requirements for building setbacks on watercourses (Section 3.25).

Figure 13 shows all of the recommendations for setbacks on the watercourses (permanent and ephemeral), shoreline and identified Type 1 fish habitat areas. With the exceptions already noted e.g. permitted Shoreline Activity Area, the natural vegetation should not be disturbed in these areas, and no development activities should occur.

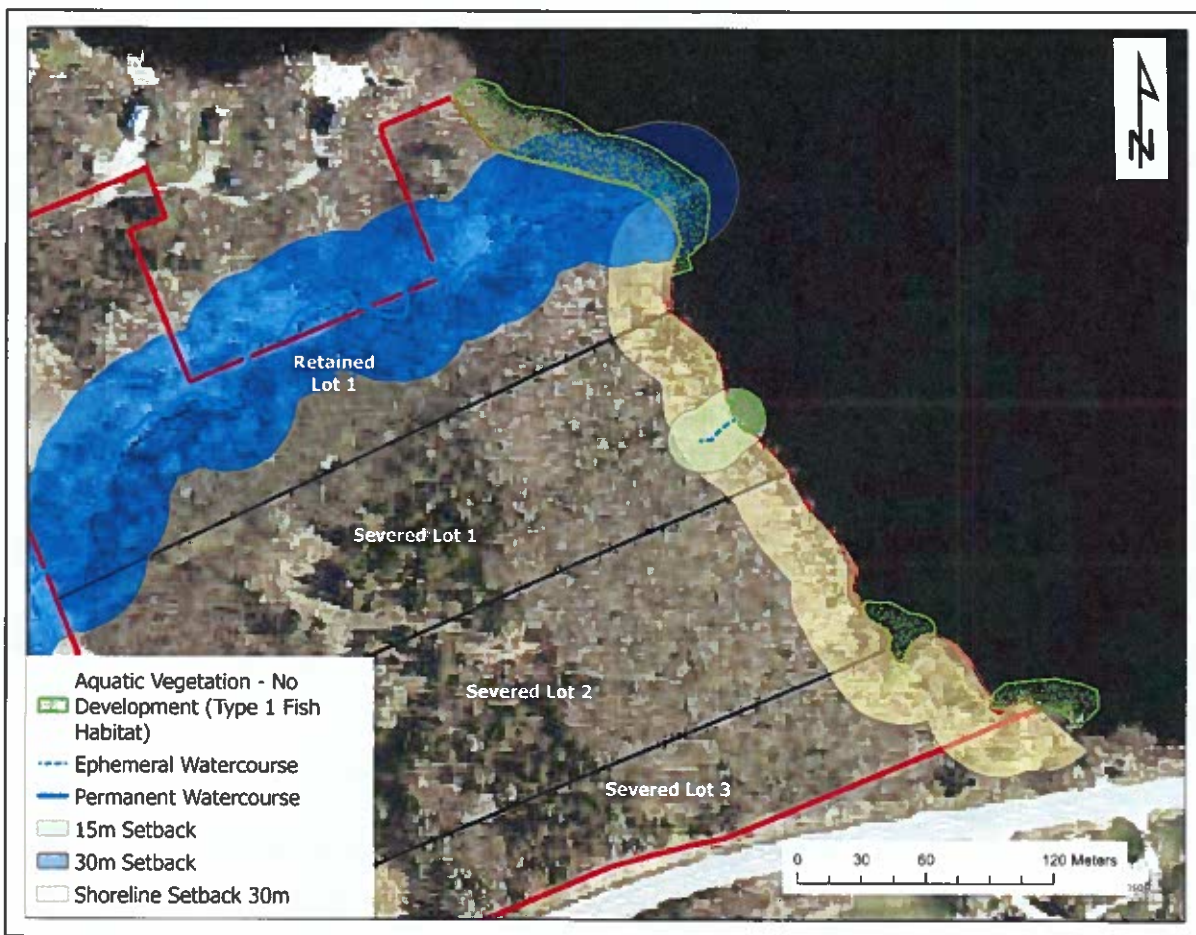


Figure 13: The recommended 15m, 30m and 'no development areas' for all three proposed severed lots.

The areas outside of the recommended setbacks and delineated habitat areas can accommodate anticipated shoreline residential development with no negative impacts to any identified natural heritage features and areas including fish and fish habitat.



General recommendations for protecting natural heritage features are as follows:


- To protect breeding birds and other wildlife during their active seasons, vegetation and tree clearing including site preparation activities in the field and forested areas of the lots should occur from October 1<sup>st</sup> through March 31<sup>st</sup> of any given year.
  - This recommended timing window for site preparation and construction activities applies to work in natural areas only. For example, the installation of a driveway/access, well and septic and site preparation for buildings.
  - Once an area is cleared and prepared for construction, erosion and sediment controls should be in place to ensure loose materials and substrate do not enter either the watercourses or the lake. Suggested controls include appropriately installed and maintained light-duty silt fencing. This will protect the identified nearby Type 1 fish habitat.
- Minimum lot coverage setbacks will be adhered to; and
- Septic systems will be a minimum 30 metres from the high-water mark and situated and installed in accordance with the applicable regulations.
- If new culverts are needed for access or construction, they may require a Request for Review by Fisheries and Oceans. A self-assessment can be completed following instructions online.

## Summary

The property at 79 West Whalley Lake Road includes frontage on Whalley Lake. There are three proposed severed lots for which a scoped environmental impact assessment was completed based on the pre-consultation memo dated December 2022.

We trust this report addresses the pre-consultation comments fish and fish habitat considerations and provides recommendations to avoid negative impacts to the same. Provided the areas identified as fish habitat and the associated setbacks are avoided, the proposed lots can accommodate shoreline residential development and avoid negative impacts to fish and fish habitat as well as the adjacent areas. If the recommendations are appropriately implemented, it is FRI's opinion that the proposed consent to create three lots is consistent with the Municipality of Magnetawan's planning framework.

Respectfully submitted,



Rebecca Geauvreau, FRI Ecological Services



August 18<sup>th</sup>, 2023  
Project No.: 2321

Erica Kellogg  
Deputy Clerk – Planning & Development  
Municipality of Magnetawan  
PO Box 70  
4304 Highway 520  
Magnetawan, ON POA 1P0

Dear Erica,

Re: Draft Application for (Multiple) Consents for the Property at 79 West Whalley Lake Road Being Part of Lots 2 & 3, Concession 9, former Township of Croft – PIN 52083-0270 (Owners: Lee Daniel Davison, Karen Lee Davison, Daniel Davison, Jeanette Davison, Omar Hanbali & Anita Jafar Hanbali)

As authorized agent for the preceding we plan to submit a consent application to the Central Almaguin Planning Board ('CAPB') seeking to create three (3) new waterfront lots on Whalley Lake. You will recall that Jonathan Pauk at MHBC provided the Municipality with his comments following the preconsultation meeting.

As required, by the CAPB we are sending a copy of the draft application to Magnetawan, so the Municipality can provide its comments and recommendations to the Board. Until those comments are made, the CAPB will not accept the formal application.

To assist in your review there are some attachments to the draft application including:

- a property index map showing the expanse of PIN 52083-0270.
- the parcel register listing the owners.
- a copy of Plan 256 (which is comprised of 3 sheets) with the whole of the property highlighted in 'yellow'.
- A consent sketch – showing three 'severed' lots with 90m frontages and lot areas in the range of 2 to 3 hectares.
- The Scoped Environmental Impact Assessment prepared by FRiCorp Ecological Services.

Please note that the planning review by the NBMCA is pending completion and will be submitted to the CAPB with the formal application.

The Municipality's earliest review would be sincerely appreciated. I am available to attend a meeting if you choose.

Yours truly,  
TULLOCH ENGINEERING

Wayne Simpson RPP, MCIP  
Senior Planner

Huntsville Office  
80 Main St W., Huntsville, ON, P1H 1W9  
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tulloch.ca  
huntsville@tulloch.ca

On July 5th, Wayne Simpson & Associates joined TULLOCH. We look forward to providing you an extended range of services and combined exceptional client experience.

# CENTRAL ALMAGUIN PLANNING BOARD

63 Marie Street, P.O. Box 310  
South River Ontario P0H 1X0  
705-386.2573 Email: admin@centralapb.ca  
Website: http://capb.ca

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AN APPLICATION FOR CONSENT UNDER SECTION 53 OF THE *PLANNING ACT, R.SO. 1990 c.P.13*

FILE # B \_\_\_\_\_/\_\_\_\_\_

PLEASE PRINT OR TYPE AND COMPLETE ALL APPROPRIATE BOXES.

## 1. APPLICANT INFORMATION

### Applicant(s):

Name(s) of Property Owner(s): Lee Davison et al (see Parcel Register for PIN 52083-0270 for all owners)

Phone #: Home: (905) 333-2791 Mobile: (905) 630-0552 Business: \_\_\_\_\_

Mailing Address: 2084 Number One Side Road, Burlington, ON

Postal Code: L7P 0S1 Email Address: ldavison@cogeco.ca

### Agent for the Applicant

The property owner(s) may appoint a person or an agent to act on their behalf for processing this application and attending the meeting at which it will be considered, or a person who is to be contacted about the application for communication. This may be a person or firm acting on behalf of the property owner(s). Owner authorization is required in Section 11 of this form if the applicant is an agent appointed by the owner.

Name of Contact Person/Agent: Wayne Simpson, Tulloch Engineering

Phone #: Home: (705) 789-0806 Mobile: (705) 706-0301 Business: (705) 789-7851 x 450

Address: 80 Main Street West, Huntsville, ON

Postal Code: P1H 1W9 Email Address: wayne.simpson@tulloch.ca

## 2. LOCATION OF THE SUBJECT LAND (District of Parry Sound)

Tax Roll Number: 4944-030-002-10200

Municipality / Unincorporated Township: Magnetawan

Municipal Address (Civic Address): 79 West Whalley Lake Road

Legal Description: Concession: 9 Lot Number: 2 Registered Plan: Plan 256

Lot(s): see parcel register Reference Plan: \_\_\_\_\_ Part(s): \_\_\_\_\_

Parcel Number: \_\_\_\_\_ PIN: 52083-00270

**IMPORTANT:** If there are **existing easements or restrictive covenants** affecting the subject land, provide the legal description and its effect to the subject land. Attach a copy of relevant documentation.

S/T RO192889 - Right-of-way over what is known locally as West Whalley Lake Road

**3. PURPOSE OF THE APPLICATION:**

3.1 Type and Purpose of proposed transaction(s) that requires the Consent:

Create a new lot (or re-establish an existing parcel) /  Lot Addition /  Easement

Other: Charge  / Release a Mortgage  Lease

3.2 Name of party(s), if known, to whom the land or interest in land is to be transferred, leased or charged:  
unknown

3.3 If a lot addition, identify the lands to which the parcel will be added N/A

3.4 Mortgage, Charges or other Encumbrances: Name None

Mailing Address \_\_\_\_\_

**4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION** See Table for Details on 3 Severed Lots  
 (Complete each Section in order that your application can be processed. Incomplete applications may be delayed.

(If 2 new lots are proposed, split the SEVERED section and apply appropriate dimensions and information through Sections 4.1 through

4.1 Description / Size	SEVERED			RETAINED
	Lot #1	Lot #2	Lot #3	
Frontage (m)	90m	90m	90m	190m +/-
Depth (m)	400m +/-	400m +/-	400m +/-	>800m +/-
Area (ha)	3ha +/-	3ha +/-	2ha +/-	>20ha
4.2 Existing Use of Property:	Vacant	Vacant	Vacant	Seasonal Residential
4.3 Existing Building or Structures and date of construction	N/A	N/A	N/A	Unknown

<b>4.4 Proposed Use of the Severed and Retained Parcels</b>		
<b>4.5 Road Access:</b> Provincial highway <b>MANDATORY:</b> <i>Provide written comments from MTO North Bay. 705-497-5401</i>		
Municipal road, maintained all year		
Municipal Road, seasonally maintained		
Other Public Road (e.g. Local Roads Board)		
<b>Right of Way / Easement* ( IF ACCESS TO THE SUBJECT LAND IS BY PRIVATE ROAD OR OTHER PUBLIC ROAD OR RIGHT OF WAY</b> advise the status of the easement (permanent registered or prescriptive), name who owns the land or road, who is responsible for its maintenance and whether it is seasonal or year round.	Proposed rights-of-way to be granted over private road known locally as West Whalley Lake Road except Severed Lot #3 which will own the first section of the private road currently providing access to Hwy 124.	Proposed right-of-way over private road known locally as West Whalley Lake Road to be retained.
<b>MNRF Road Allowance</b> <i>[Written report from the MNRF if an MNRF road allowance is used for access to the subject land. North Bay Office: 705-475-5550]</i>		
<b>4.6 Water Access Lots: Describe the parking and docking facilities to be used and the approximate distance of these facilities for the subject land and the nearest public road.</b>		

<b>4.7 Water Supply</b>	<b>SEVERED</b>	<b>RETAINED</b>
Publicly owned and operated piped water system		
Privately owned and operated individual well	Possible, if owner chooses.	Yes
Privately owned and operated communal well		
Lake or other water body	Yes	Possible, if owner chooses.
Other means		
Does your property abut a lake?	Yes	Yes

[Is the lake deemed by the Ministry of the Environment Conservation and Parks (MOECP) to be at capacity for phosphorus load ? **1-800-461-6290 for enquiries]		
---	--	--

4.8 Sewage Disposal	SEVERED	RETAINED
Publicly owned and operated sanitary sewage system		
Privately owned and operated individual septic tank <i>Attach documentation of the results of the review by the North Bay Mattawa Conservation Authority</i>	Yes  (Documentation from NBMCA to follow initial review by the Municipality of Magnetawan)	Yes - Existing
Privately owned and operated communal septic tank		
Privy		
Other Means (e.g. Advanced Treatment System) <b>** (Septic System over 10,000 litres requires Ministry of the Environment Conservation and Parks study and permit. 1-800-461-6290 for enquiries )</b>		

4.9 Other Services (indicate which service(s) are available)	SEVERED	RETAINED
Electricity	Yes	Yes
School Bussing	No	No
Garbage Collection	No	No

4.10 If access to the subject land is by private road or right of way was indicated in section 4.4, indicate who owns the land or the road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

Existing private road owned by the Applicant and co-operatively maintained.

**5. LAND USE**

5.1 What is the existing Official Plan designation(s)? (Not applicable to lands in unorganized township)

Rural & Shoreline

---

5.2 What is the Zoning, if any, on the subject land? (Not applicable to lands in unorganized township)

Rural (RU), Residential Shoreline (RS) and Environmental Protection (EP)

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If the subject land covered by a Minister’s Zoning Order, what is the Plan and registration number?

---

5.3 Are any of the following uses or features on the subject land or within 500 meters of the subject land, unless otherwise specified? Please check the boxes that apply.

Use or Feature	On the Subject Land	Within 500 meters of subject land, unless otherwise specified by the applicable agency, then indicate approximate distance.
An agricultural operation including livestock facility or stockyard <i>[MANDATORY: Attach MDS work sheets from OMAFRA]</i>		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>		
A provincially significant wetland within 120 meters of the subject land <i>[North Bay Mattawa Conservation Authority or the Ministry of the Environment Conservation and Parks]</i>		
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within one kilometer of the subject land		
An active mine site		
An industrial or commercial use, and specify the use (eg gravel pit)		
An active railway line		
Utility corridors (Natural Gas / Hydro)		
A municipal or federal airport		

**6. HISTORY OF SUBJECT LAND**

6.1 Has the subject land ever been the subject of an application for approval of a Plan of Subdivision or Consent under the Planning Act?  NO YES UNKNOWN

If yes, and if known, please provide the application file number and the decision made on the application.

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Year the property was created? (if known) 1965

6.2 If this application is a re-submission of a previous consent application, what is the original consent application number and how has it been changed from the original application?

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---

**7. CURRENT APPLICATION**

7.1 Is the subject land currently the subject land of a proposed Official Plan or Official Plan Amendment that has been submitted to the Ministry of Municipal Affairs and Housing for approval?

NO YES UNKNOWN

If yes and if known, specify the file number and status of the application

---

---

7.2 Is the subject land the subjection of an application for a Zoning By-law Amendment, Minister's Zoning Order amendment, Minor Variance, Consent or approval of a Plan of Subdivision?

NO YES  UNKNOWN

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

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**8. SKETCH: The application MUST BE ACCOMPANIED BY A \*SKETCH / SITE PLAN showing the following:**

- a. The boundaries and dimensions of the subject land proposed to be severed as well as the parcel to be retained, including the location of existing structures and driveway(s), other permanent features.
- b. The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- c. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- d. 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 buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tank.
- f. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or right of way
- g. If access to the subject land is by water only, location of the parking and boat docking facilities to be used
- h. The location and nature of any easement affecting the subject land

**9. OTHER INFORMATION:** Is there any other information that you think may be useful to the Board or other agencies reviewing the application? If so, explain below or attached on a separate page.

---

**10. AFFIDAVIT OR SWORN DECLARATION (all applicant(s))**


I, Wayne Simpson OF THE Town of Huntsville  
IN THE DISTRICT OF Muskoka MAKE OATH AND SAY THAT THE INFORMATION  
CONTAINED IN THIS APPLICATION IS TRUE AND THAT THE INFORMATION CONTAINED IN THE DOCUMENTS  
THAT ACCOMPANY THIS APPLICATION IS TRUE.

**SWORN OR DECLARED BEFORE ME**

AT THE Town of Huntsville

IN THE District OF Muskoka

THIS 17th DAY OF August, 2023

  
\_\_\_\_\_

  
\_\_\_\_\_

**A COMMISSIONER OF OATHS**

**Applicant**

**DAWN MICHELE MCKNIGHT,**  
a Commissioner, etc., Province of Ontario,  
for TULLOCH Engineering Inc.  
Expires October 12, 2025.

**11. AUTHORIZATION OF AGENT (if applicable)**

11.1 If the applicant is not the owner of the land subject in this application, written authorization of the property owner authorizing the particular person to act as their agent to make the application and represent them at the meeting when the Board considers this matter, must be submitted with this application form OR the authorization section below be completed.

**AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION**

I, Lee Davison, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND HE REBY AUTHORIZE Wayne Simpson of Tulloch Engineering

TO MAKE THIS APPLICATION ON MY BEHALF.

DATED: August 16 2023 SIGNATURE OF PROPERTY OWNER [Signature]

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

**APPOINTMENT AND AUTHORIZATION OF AN AGENT AND CONSENT TO PROVIDE PERSONAL INFORMATION**

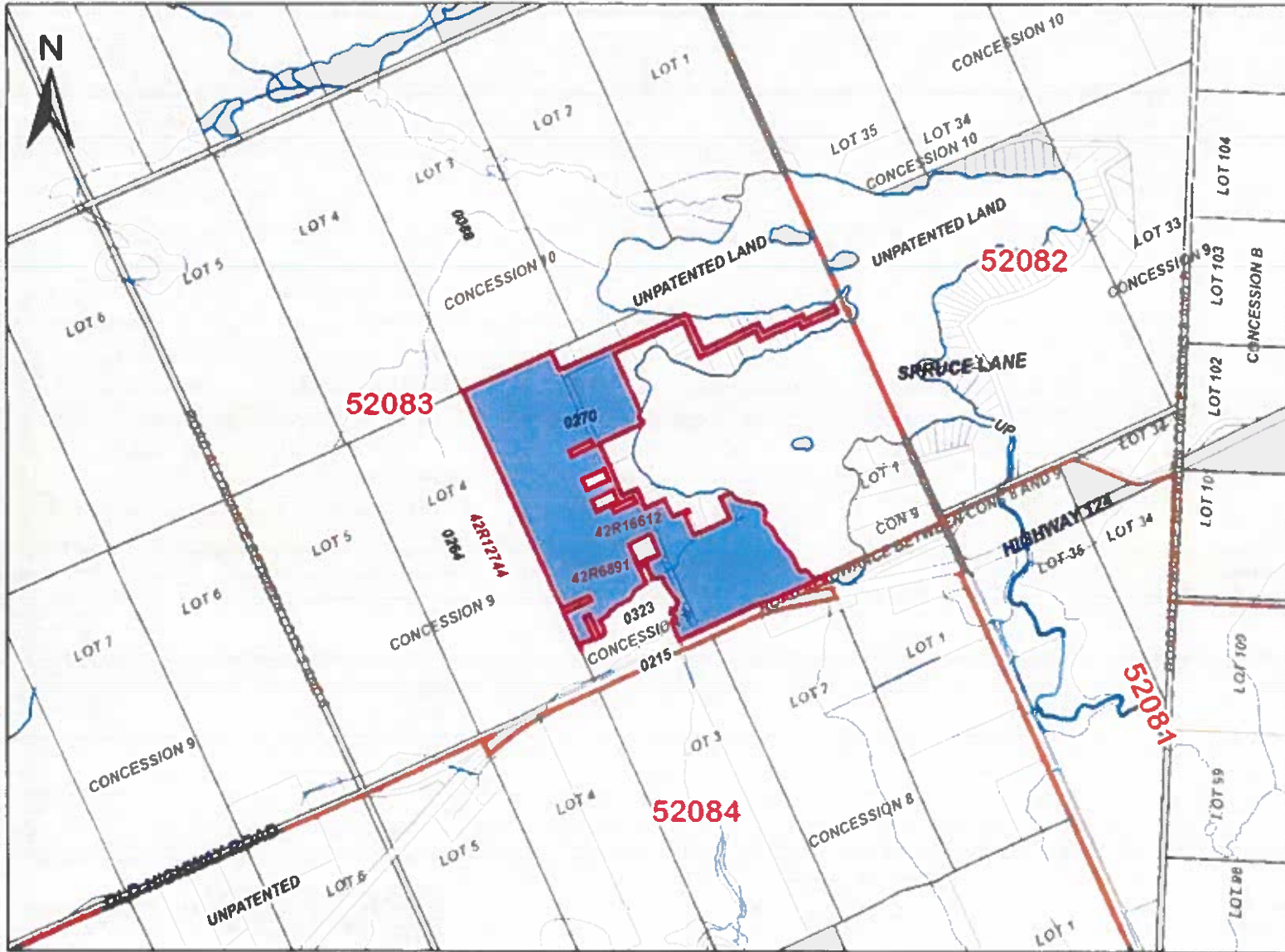
I, Lee Davison, AM THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS APPLICATION FOR CONSENT AND FOR THE PURPOSES OF THE FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT, I AUTHORIZE Wayne Simpson of Tulloch Engineering TO SUBMIT THE INFORMATION REQUIRED FOR THIS PURPOSE.

DATED Aug 16 2023 SIGNATURE OF PROPERTY OWNER [Signature]

**12. CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION**

I/WE Lee Davison, AM/ARE THE OWNER(S) OF THE LAND THAT IS THE SUBJECT OF THIS CONSENT APPLICATION AND FOR THE PURPOSES OF THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PERSONAL 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.

DATED Aug 16 2023 SIGNATURE OF PROPERTY OWNER [Signature]



**ServiceOntario**

PRINTED ON 04 FEB, 2022 AT 16:04:22 FOR WAYNE SIMPSON



**PROPERTY INDEX MAP**  
PARRY SOUND(No. 42)

- LEGEND**
- FREEHOLD PROPERTY
  - LEASEHOLD PROPERTY
  - LIMITED INTEREST PROPERTY
  - CONDOMINIUM PROPERTY
  - RETIRED PIN (MAP UPDATE PENDING)
  - PROPERTY NUMBER 0449
  - BLOCK NUMBER 08050
  - GEOGRAPHIC FABRIC
  - EASEMENT

**THIS IS NOT A PLAN OF SURVEY**

- NOTES**
- REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
  - THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
  - FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
  - ONLY MAJOR EASEMENTS ARE SHOWN
  - REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: LT 1-14, 16, 19, 25-27, 53, 65-69, 71-72, 74-75, 77-78, 80-81, 84-85, 86, 90, 94-97, 99-100 PL 256; PT LT 20, 22, 64 PL 256; PT LT 2-3 CON 9 CROFT AS IN RO192889; R/T RO184144; S/T RO192889; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN RO192889; MAGNETAWAN

PROPERTY REMARKS:

ESTATE QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

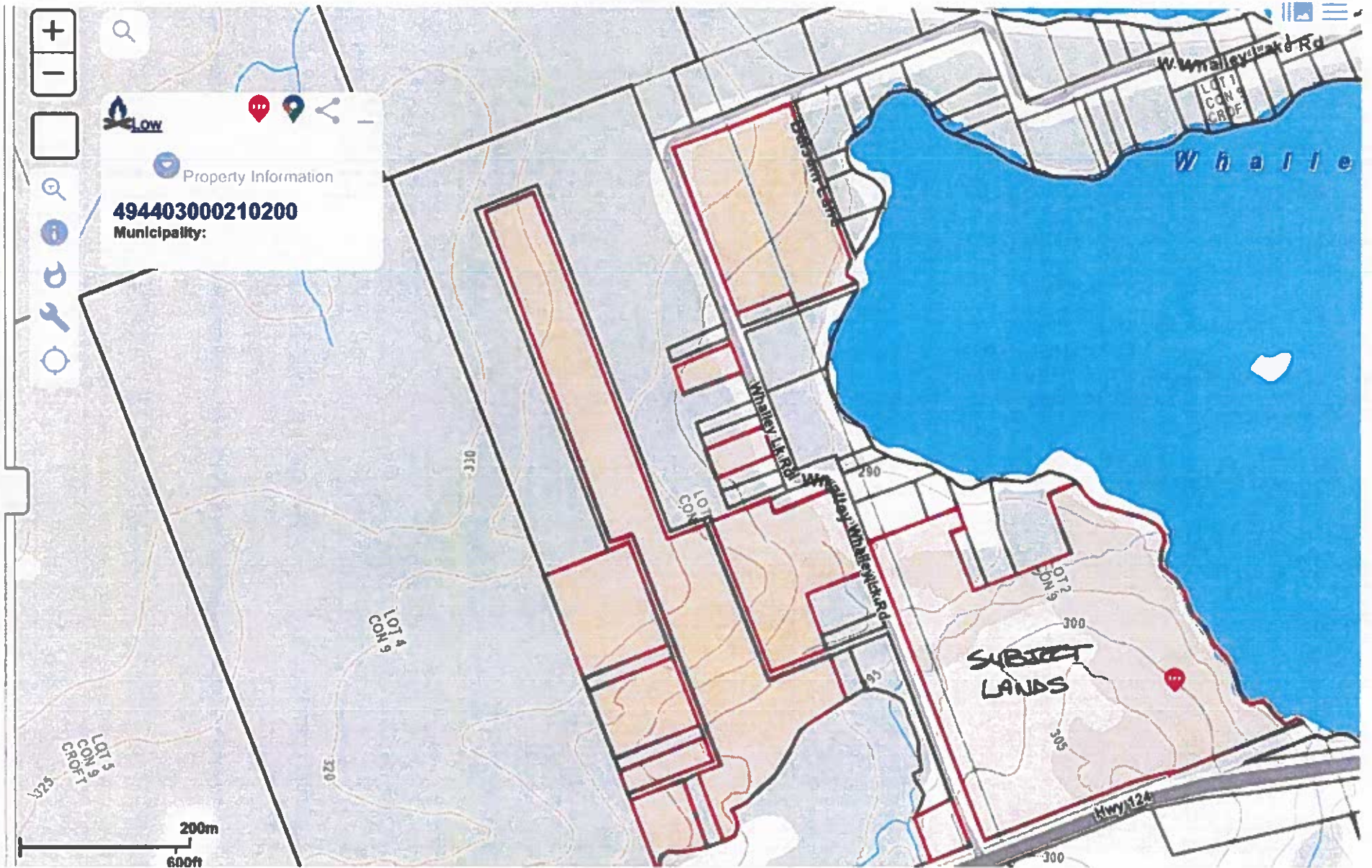
PTN CREATION DATE:  
2009/06/22

OWNERS' NAMES	CAPACITY	SHARE
HANBALI, OMAR JAFAR	JTEN	PT 1/3
HANBALI, ANITA JAFAR	JTEN	PT 1/3
DAVISON, DANIEL	JTEN	PT 1/3
DAVISON, JEANETTE	JTEN	PT 1/3
DAVISON, LEE DANIEL	JTEN	PT 1/3
DAVISON, KAREN LEE	JTEN	PT 1/3

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO						
SUBSECTION 4 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES						
AND ESCHEATS OR FORFEITURE TO THE CROWN.						
THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION OR BOUNDARIES SETTLED BY						
CONVENTION.						
ANY LEASE TO WHICH THE SUBSECTION 70 (2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/06/22 **						
42R6891	1980/12/23	PLAN REFERENCE				
42R16612	2004/02/17	PLAN REFERENCE				
RO192889	2004/04/30	TRANSFER			HANBALI, OMAR JAFAR HANBALI, ANITA JAFAR DAVISON, DANIEL DAVISON, JEANETTE DAVISON, LEE DANIEL DAVISON, KAREN LEE	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.







256

SHEET 1 OF 3 SHEETS

CERTIFICATE OF REGISTRATION OF PLAN OF SUBDIVISION

I HEREBY CERTIFY THAT THIS PLAN IS FULLY REGISTERED IN THE REGISTRY OFFICE FOR THE DISTRICT OF PARRY SOUND AT 7:30 P.M. OF THE 21st DAY OF SEPTEMBER 1965 AS NUMBER 256

*W. H. Fisher*  
REGISTERED

DEPOSITED IN THE OFFICE OF THE DIRECTOR OF TITLES UNDER NO. 17 APPROVED

*W. H. Fisher*  
REGISTERED

CERTIFICATE OF CONFIRMATION

I HEREBY CERTIFY THAT I AM, ON THE 31st DAY OF MAY, 1966, PURSUANT TO SECTION 10 OF THE SUBDIVISION ACT, CONTAIN THE TRUE LOCATION ON THE GROUND OF THE BOUNDARIES OF EACH OF THE UNREGISTERED PARCELS LINED WITHIN THE LIMITS OF THE LOTS DESCRIBED IN INSTRUMENT NO. 1955 REGISTERED IN THE REGISTRY OFFICE FOR THE DISTRICT OF PARRY SOUND; THE SAID BOUNDARIES BEING SHOWN IN SAID INSTRUMENT ON THE PLAN.  
DATE 31<sup>st</sup> May 1966

*D. Smith*  
REGISTERED

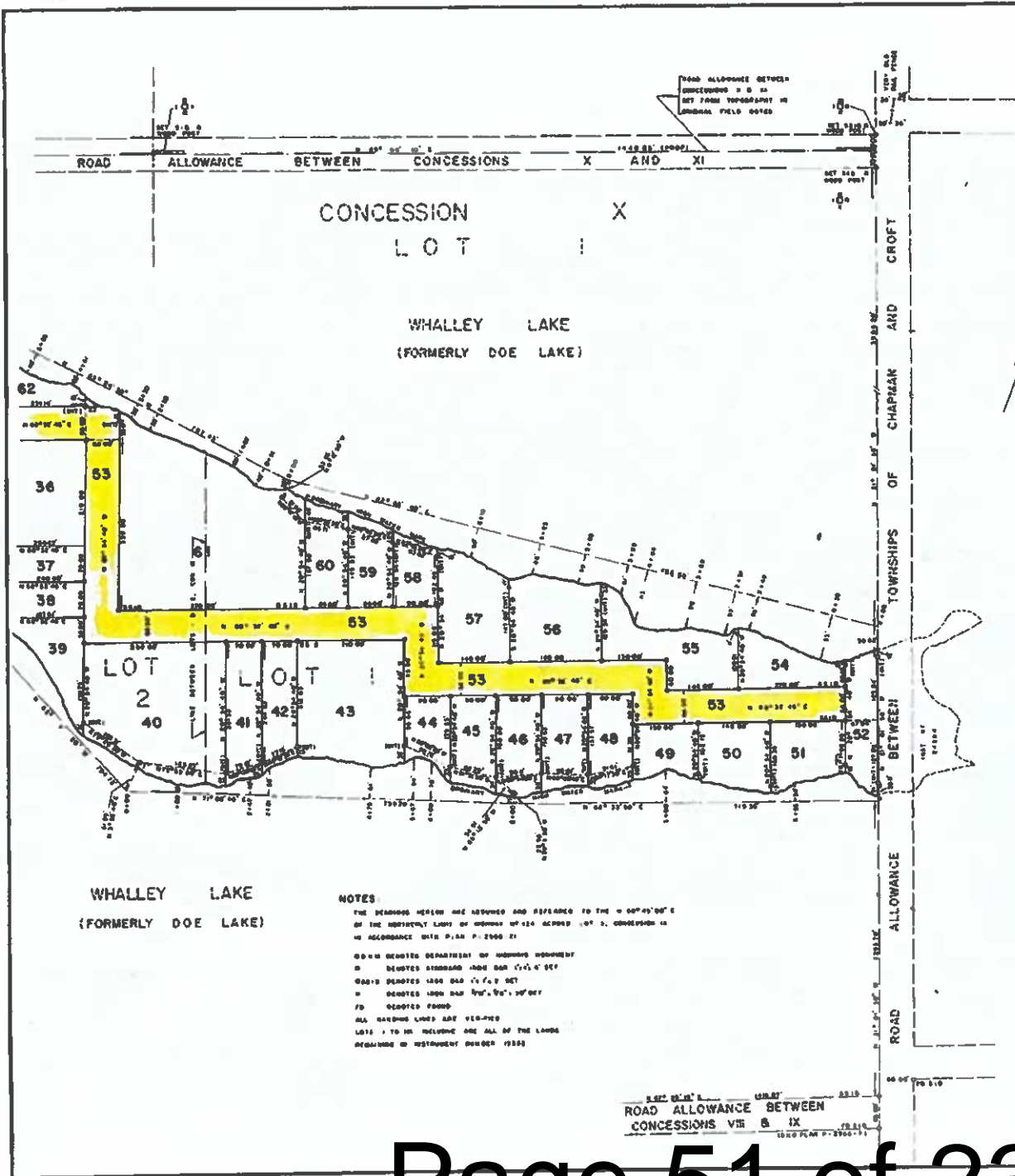
PLAN OF SURVEY OF PARTS OF LOTS 1, 2 & 3, CONCESSION IX TOWNSHIP OF CROFT DISTRICT OF PARRY SOUND Scale: 1" = 100' EXAMINER OF SURVEYS 1965

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGISTRY ACT AND THE SUBDIVISION ACT AND THE REGULATIONS MADE THEREUNDER;  
2. WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN;  
3. THE SURVEY AND PLAN ARE MADE IN ACCORDANCE WITH THE INSTRUCTIONS OF THE DIRECTOR OF TITLES UNDER THE SUBDIVISION ACT;  
4. THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;  
5. THE SURVEY WAS COMPLETED ON THE 14th DAY OF JUNE, 1965.  
DATE 20<sup>th</sup> Aug 1965

*W. H. Fisher*  
REGISTERED

8-38



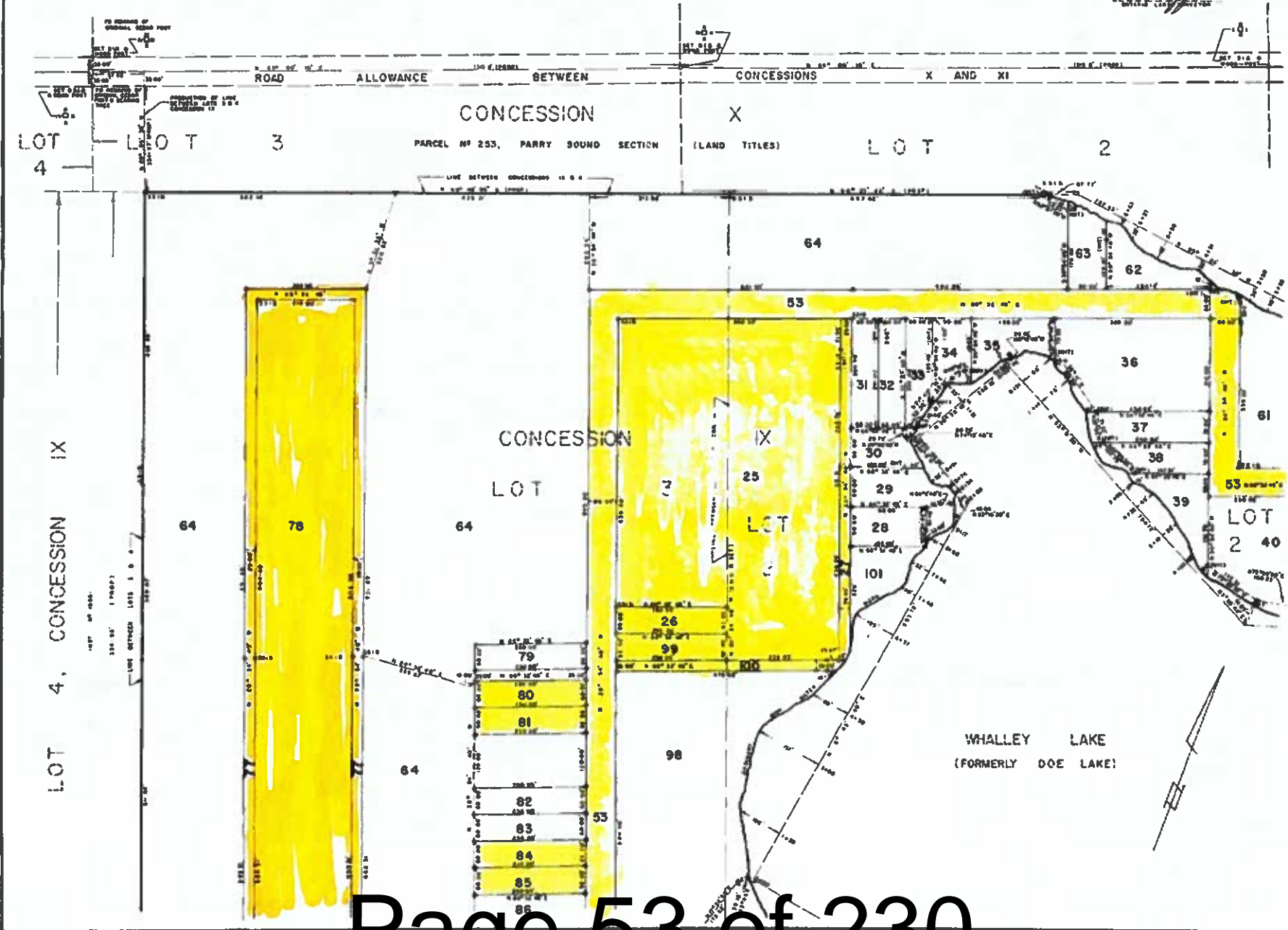
WHALLEY LAKE (FORMERLY DOE LAKE)

NOTES  
THE BOUNDARIES HEREIN ARE ASSUMED AND REFERRED TO THE 00°00'00" OF THE MERIDIAN, LIGHT OF MARCH 1914 ACCORDING TO THE CONVEYANCE IN ACCORDANCE WITH P. 104 P. 2500 21  
D.M. DENOTES DEPARTMENT OF HIGHWAYS MONUMENT  
S DENOTES STAKE  
A DENOTES IRON NAIL  
C DENOTES IRON NAIL  
D DENOTES IRON NAIL  
F DENOTES IRON NAIL  
ALL HATCHED LANDS ARE VESTED LOTS 1 TO 10 INCLUSIVE ARE ALL OF THE LANDS REMAINING IN INSTRUMENT NUMBER 1955

ROAD ALLOWANCE BETWEEN CONCESSIONS VIII & IX



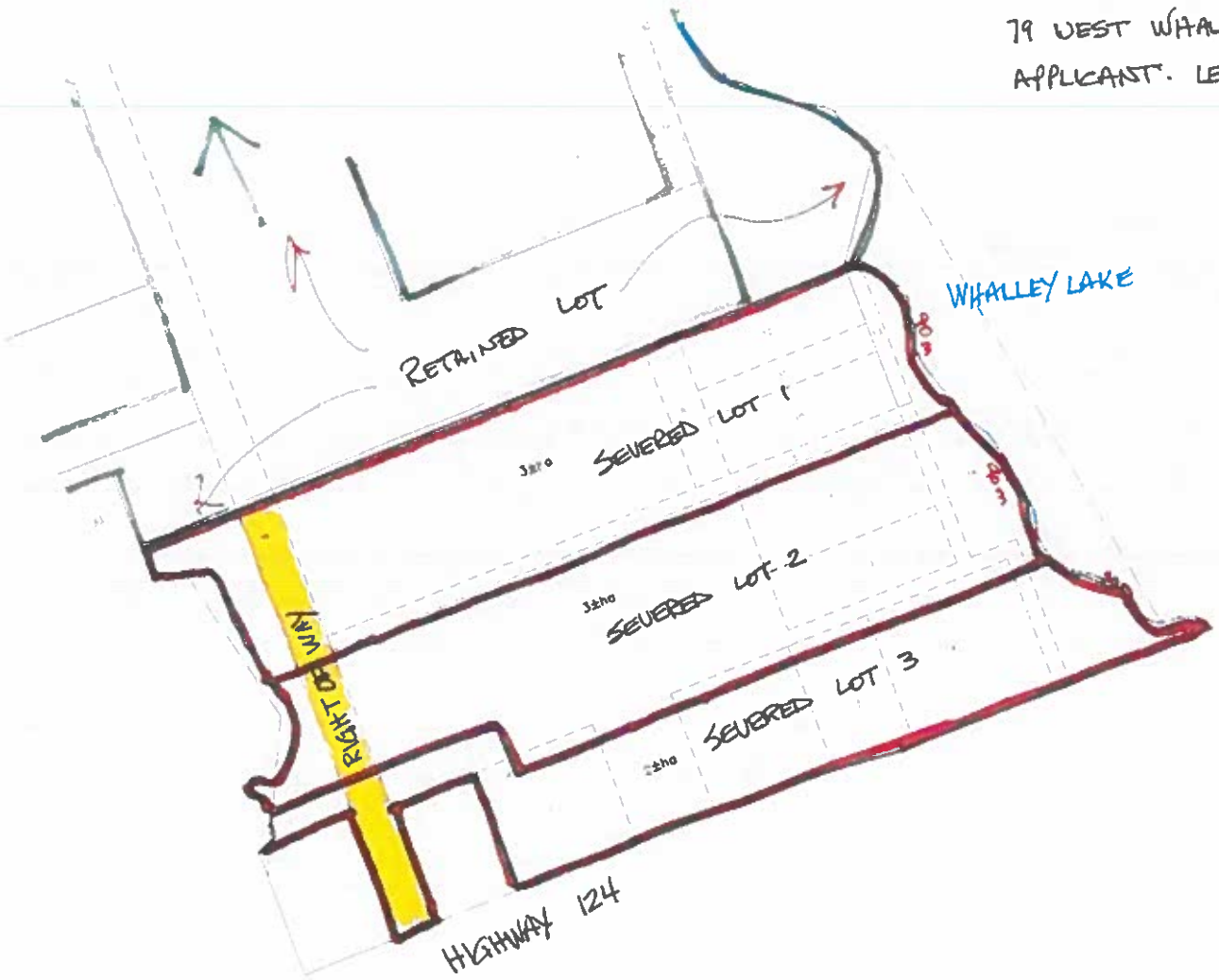
*W.H. Moffatt*  
SURVEYOR



8-39



CONSENT SKETCH  
79 WEST WHALLEY LAKE ROAD.  
APPLICANT: LEE DAVISON et al



Prepared by Wayne Simpson  
12/12

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**WHEREAS** the Council for the Municipality of Magnetawan engaged EcoVue Consulting Services Inc. to conduct a repeal and replacement of the Municipality’s 2012 Official Plan;

**AND WHEREAS** the Council of the Municipality of Magnetawan in accordance with Section 26 (3) of the *Planning Act, R.S.O. 1990, C. P.13.* has held a statutory public meeting and consulted with the prescribed public bodies to consider the proposed Official Plan Updates;

**AND WHEREAS** the Ministry of Municipal Affairs and Housing provided correspondence on July 7, 2023 identifying that in order to conduct a review the Municipality is strongly encouraged to take the necessary steps towards adoption of the new Official Plan;

**NOW THEREFORE BE IT RESOLVED THAT** the Council for the Municipality of Magnetawan receives and approve the draft Official Plan, June 2022 as prepared by EcoVue Consulting Services Inc. and the By-law on this matter will be passed later in the meeting.

Carried \_\_\_\_\_ Defeated \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
Sam Dunnett, Mayor

Recorded Vote Called by: \_\_\_\_\_

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2023-**

**Being a By-law to repeal and replace the Municipality's Official Plan**

---

The Council of the Corporation of the Municipality of Magnetawan in accordance with the provisions of *The Planning Act, R.S.O., 1990, c.P.13*, as amended, hereby ENACTS as follows:

1. THAT the Official Plan for the Municipality of Magnetawan, being the attached text and Schedules "A1", "A2", "A3", "B" and "C" are hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Official Plan for the Municipality of Magnetawan and to provide such information as required by Section 17 (7) of *The Planning Act, R.S.O., 1990, c.P.13*, as amended.
3. This By-law shall rescind the current Official Plan (2012) upon final approval of this Official Plan by the Minister.

Enacted and passed this 15<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO/CLERK

Certified that the above is a true copy of By-law No. 2023 - as enacted and passed by the Council to the Corporation of the Municipality of Magnetawan on the 15<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
CAO/CLERK



Municipality of Magnetawan  
**Official Plan**

June, 2022



Municipality of  
Magnetawan

**MINISTERS APPROVAL**

**OFFICIAL PLAN FOR THE MUNICIPALITY OF MAGNETAWAN**

The Official Plan for the Municipality of Magnetawan which was adopted by the Council of the Corporation of the Municipality of Magnetawan, on the \_\_\_ day of \_\_\_\_, \_\_\_\_ by By-law No. \*\*\*\*-  
\*\* is hereby approved in accordance with Section 17 of The Planning Act, R.S.O., 1990, c.P.13,  
as amended, as the Official Plan for the Municipality of Magnetawan.

\_\_\_\_\_  
DATE

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. \*\*\*\*-\*\***

The Council of the Corporation of the Municipality of Magnetawan in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P.13, as amended, hereby ENACTS as follows:

1. THAT the Official Plan for the Municipality of Magnetawan, being the attached text and Schedules "A1", "A2", "A3", "B" and "C" are hereby adopted.
  
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3. This By-law shall rescind the current Official Plan (2012) upon final approval of this Official Plan by the Minister.

Enacted and passed this \*\* day of \*\*\*\*\*, \*\*\*\*.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK (SEAL)

Certified that the above is a true copy of By-law No. \*\*\*\*-\*\* as enacted and passed by the Council to the Corporation of the Municipality of Magnetawan on the \*\* day of \*\*\*\*\*, \*\*\*\*.

\_\_\_\_\_  
CLERK



# Land Acknowledgement

The Municipality of Magnetawan recognizes all of Canada resides on traditional, unceded, and/or treaty lands of the Indigenous People of Turtle Island.

We recognize our Municipality on The Robinson Huron Treaty territory is home to many past, present and future Indigenous families. This acknowledgment of the land is a declaration of our commitment and collective responsibility to reconcile the past, and to honour and value the culture, history and relationships we have with one another.



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# 1.0 INTRODUCTION

## 1.1 CONTEXT

The Municipality of Magnetawan covers an area of approximately 532 km<sup>2</sup> located along the shores of the Magnetawan River in the Almaguin Highlands region of the Parry Sound District. The Municipality is rich in history from its Indigenous roots through to the arrival and settlement of Europeans. The Municipality is situated within the Robinson-Huron Treaty of 1850 and Williams Treaty of 1923, and is located within Anishinabek Territory. Indigenous peoples in the area include Ojibway, Chippewa, Odawa and Pottawatomi lineage. Mohawk people from the Haudenosaunee Confederacy also reside in the area and have historical connections to both southern and eastern Ontario. The Parry Sound area is now home to many diverse First Nations, Inuit and Metis Peoples.

The Municipality of Magnetawan is a single-tier municipality situated along Highway 520, approximately 45 minutes north-west of Huntsville, and 1 hour south of North Bay. The main village of Magnetawan features a traditional downtown core surrounded by low-density residential development, mostly in the form of single detached dwellings. There are a variety of other uses located within the Village, such as commercial (e.g., Algonquin Fine Foods), institutional (e.g., the Magnetawan Historical Museum), and industrial uses. The other rural settlement area within the Municipality of Magnetawan is the Village of Ahmic Harbour, which hosts a variety of commercial/tourist, residential, and industrial uses.

According to the 2021 Census, the population of Magnetawan is 1,753. This represents a 20.7% increase from the 2016 census. According to the 2016 Census, the median age of residents within the Municipality is 57.4 years old, 17 years older than the Provincial average.

## 1.2 INTENT OF THE PLAN

This Official Plan (this Plan) comprises of comprehensive and integrated policies and schedules that provide the framework for making decisions with respect to physical change in the Municipality and its associated impacts on the welfare of the social, economic, cultural and natural environment. The purpose of this Plan is to set out a planning policy framework in accordance with the Planning Act and other relevant Provincial policies and guidelines.

This Plan is intended to form the foundation for decisions that are to be made by Council, members of the public and government agencies. The policies contained in this Plan are intended to assist Council in the decision-making process while providing members of the





public with a sense of assurance as to the future development of their lands and the lands around them. In addition, this Plan:

- i) Provides for a planning period to the year 2042
- ii) Must be read in its entirety and all relevant principles, objectives and policies are to be applied to each situation; and,
- iii) Will be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

This Plan will be reviewed no less frequently than 10 years after it comes into effect, and every five years thereafter. In addition, no by-law may be passed, and no public work may be undertaken by the Municipality which does not conform with this Plan.

The Municipality will liaise with the appropriate Ministries, surrounding municipalities and Indigenous communities in managing its future growth and development.

## 1.3 STRUCTURE OF THE PLAN

This Plan contains five distinct levels of policies. They are as follows:

### 1.3.1 The Basis

The Basis (Section 2.0) describes the primary facts and issues that were considered when the Plan was prepared. This section is included in the Plan to provide an understanding of the circumstances that the policies in the Plan are intended to address.

### 1.3.2 Vision & Guiding Principles

The Vision and Guiding Principles (Section 3.0) form the foundation for the municipality's future development and the more detailed objectives and land use policies throughout the Plan. The Guiding Principles describe in very general terms, what the Municipality intends to accomplish as the result of its planning program over the lifetime of this Plan.



### 1.3.3 General Development Policies

The General Development Policies (Section 4.0) act as the primary guidelines to be used in considering all development proposals and public works projects. This section of the Plan establishes criteria or tests, which must be considered prior to the Municipality or the Planning Board approving any development proposal. The criteria relate to environmental, cultural and physical features in the Municipality. Schedule B to the Official Plan illustrates the lands where specific policies (for example wetlands or significant habitat) may apply.

### 1.3.4 Land Use Designations

Schedule A, the land use map, sets out a number of land use designations in the Municipality. The designations on Schedule A relate specifically to corresponding policies in Section 5.0 of this Plan. The policies establish the form of development that may occur on lands and lands to be protected from development within different parts of the Municipality according to the land use designations on Schedule A.

### 1.3.5 Implementation

The Implementation section (Section 8.0) describes the actions that will be taken to put the policies of this Plan into effect. It outlines how the planning process in the Municipality will work and what forms of regulation may be used to ensure that development occurs in a manner consistent with the policies of the Plan.

## 2.0 BASIS OF THE PLAN

This section of the Plan identifies the primary factors that have been considered during the preparation of the Plan. Should any of these factors change this Plan should be reviewed to determine whether major policy or land use designation changes are warranted.

- a) The first Official Plan for the Municipality of Magnetawan was adopted by Council in July 2003 and was approved by the Minister of Municipal Affairs and Housing in June 2005. It replaced the former Township of Chapman Official Plan and also covers the former Village of Magnetawan, the former Township of Croft and the former Township of Spence. This first Official Plan was updated and adopted by Council in 2012 and approved by the Ministry of Municipal Affairs and Housing in 2013. This Plan is an update of the 2012 Official Plan for the Municipality of Magnetawan.
- b) This Plan has been based in part on data collected in detailed background studies of the Municipality of Magnetawan. Sources of this information include Provincial Ministries, Statistics Canada, existing municipal information and on-site review of land use and physical conditions. As the conditions and information on which this Plan has



been formulated change, there will need to be changes to the policies contained in the Plan. The Plan will therefore be reviewed every five years or earlier should economic, social or environmental conditions dictate. It is intended that the life of this plan is 20 years, covering the years from 2022 to 2042.

- c) This Plan is also based, in part, on a series of public open houses and consultation. As required under Section 26 of the Planning Act, the Official Plan Update Project was introduced to Council on July 21, 2021. A Stakeholder Open House was held on October 20, 2021, where the project was introduced to important community groups and initial comments, concerns, and priorities for the OP/ZBL update were gathered. A Public Open House was held on November 18, 2021, to obtain preliminary input from residents. A series of surveys on various planning topics were sent out to the public through the Municipality's website.
- d) The population of the Municipality is projected to increase over the life of this Plan. It is anticipated that residential growth will occur at about 20 units per year.
- e) The Municipality of Magnetawan is experiencing development pressures primarily in the form of shoreline development and to a lesser extent, rural residential development along municipal roads. Council wishes to guide residential development to ensure that development does not result in an undue financial burden to the Municipality or adverse environmental effects.
- f) There is little industrial development in the Municipality. Commercial development, which has been previously established along the shorelines of lakes in the Municipality, has not significantly increased in recent years. In an effort to improve employment conditions and the economic situation of the residents as well as broaden the municipal assessment base, Council wishes to encourage new industrial and commercial development provided that it is compatible with the environment and surrounding land uses. Much of this development is likely to occur in the form of home-based business, agricultural and tourist operations.
- g) There are significant areas of the Municipality of Magnetawan, which contain non-renewable resources such as aggregates and peat. These resources as well as existing aggregate operations shall be protected so that they will continue to be available for future use.
- h) There are significant areas in the Municipality that are environmentally sensitive and need to be protected from incompatible land uses and activities. As the identification of environmentally sensitive areas improves, the most current mapping available will be incorporated into this Plan by Official Plan Amendment.
- i) This plan has been prepared to be consistent with the 2020 Provincial Policy Statement (PPS) and conforms to the 2011 Growth Plan for Northern Ontario). This Plan has also been developed with regard to the applicable and actionable items outlined in the Regional Economic Development Strategic Plan (RED Plan), with a specific focus on the goals related to housing.





- j) Historically much of the development in the Municipality has been comprised of seasonal residential and commercial development along the shorelines of the larger lakes. There is a recognized need to maintain the environmental quality of these lakes when considering new development. There is an increasing need to assess the cumulative impact of this development throughout the Magnetawan River System as well as other water bodies throughout the municipality.
- k) Agricultural production in the Municipality is limited by the predominance of Class 7 soils. The protection of ongoing agricultural operations and the limited amount of Class 3 soils is important to the preservation of regional food security, the economy, and human wellbeing.
- l) New public works within the Municipality will be guided by the policies of this Plan and will be planned and implemented, where applicable, in accordance with Municipal Class Environmental Assessment under the Environmental Assessment Act. It is not Council's intent to provide a significantly broader range of services than what are presently being provided by the Municipality at the present time. Development in the urban areas of the Village of Magnetawan and the Village of Ahmic Harbour will occur at a density that will preclude the need to develop a municipal sewage treatment or water supply system. Development in the urban areas of the Village of Magnetawan and the Village of Ahmic Harbour will continue to occur on private water and sewage services at a sustainable density, which will support them.
- m) In order to prevent loss of life, property damage and social disruption, new development will not be permitted where it would be subject to erosion hazards and/or the regulatory flood or where it would result in increased flood-related hazards on other properties.

## 3.0 VISION AND GUIDING PRINCIPLES

This Section of the Plan establishes the fundamental basis that will guide future development in the Municipality of Magnetawan. The vision and principles were developed based on the results from community consultation and in keeping with the Provincial Policy Statement. The policies contained in this Plan are based on realizing this vision and adhering to the guiding principles. In the event that clarification of the intent of the policies in this Plan is required, the vision and principles shall be considered.

### 3.1 ESTABLISHING A VISION

The Municipality undertook an extensive community consultation program to provide a comprehensive foundation for the direction of this Plan. Together with Provincial policies and strategic planning documents, this valuable input has directly shaped the Vision, Guiding



Principles, and general direction of this Official Plan. The Vision and Guiding Principles Section are intended to guide growth and land use planning decisions by reflecting local priorities, knowledge, preferences and aspirations. The Vision expresses an aspirational future for the Municipality, and the more detailed direction to achieve this future is articulated in the Guiding Principles. The policies of this Plan have been developed to work together to achieve the Vision and Guiding Principles as Magnetawan continues to grow and evolve to 2042.

The Vision for Magnetawan’s future is articulated in the following aspirational statement:

The Municipality of Magnetawan is a community distinctive in its natural beauty, cultural heritage, and sense of community. The Municipality will be a place where people can live, work and play. The overall prosperity of Magnetawan will rely on the integration of a vibrant economy and a healthy natural environment along with a caring community that fosters a sense of belonging and supports those in need. Sustainable development will allow for desirable growth and change that respects the character of the Villages, rural, and waterfront areas of the Municipality. All residents will be valued and community well-being will be promoted.

### 3.2 GUIDING PRINCIPLES

Guiding Principles provide more detailed action statements that represent a clear commitment from the Municipality on how the Vision is to be achieved over time. While the Guiding Principles have been categorized here for clarity, they are interconnected and will contribute to achieving multiple objectives throughout the Municipality.

- a) **ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY:** To meet the resource and service needs of current and future generations without compromising the health of the ecosystems that provide them. Protecting and enhancing the natural environment through wise management and efficient land use patterns, including a watershed approach, will promote environmental sustainability.
- b) **OPPORTUNITY-FILLED:** To encourage economic development and provide opportunities for economic growth and diversification in a manner that fosters a positive business environment in the Municipality and that is compatible with the character and environment of the Municipality.
- c) **HEALTHY, COMPLETE, AND COMPACT:** To provide opportunities for growth in the settlement areas of Magnetawan and Ahmic Harbour that will strengthen the function of the settlement areas as complete communities. A complete community is one that meets people’s needs for daily living throughout their lifetime by providing convenient access to a mix of jobs, services, housing, food, public service facilities, open space, and transportation choices.







- d) **RESPONSIBLE SHORELINE DEVELOPMENT:** To control the intensity of development on the lakes in the Municipality in order to protect the natural features and visual qualities which form the basis of economic development in the Municipality. To ensure development on the lake does not exceed the biological or recreational capacity of any waterbody.
- e) **SUSTAINABLE RESOURCE USE:** To ensure that natural resource activities, including forestry, mineral exploration, aggregate extraction, hunting and fishing and other recreational activities can continue in a manner that is sustainable and to protect the quality and quantity of surface and ground water resources.
- f) **RESPONSIBLE GROWTH MANAGEMENT:** To avoid land use conflicts and premature development that may limit appropriate and desirable development in the future. Additionally, to protect agricultural uses and ensure that non-agricultural uses that may have an adverse impact on existing farm operations are not permitted.
- g) **ACCESSIBLE AND ACTIVE:** The Municipality will work to serve the needs of all residents and visitors of all ages and abilities. The Municipality will strive to provide a variety of transportation choices with priority given to walking, cycling and transit.
- h) **DIVERSE AND AFFORDABLE:** The Municipality will encourage the development of diverse and affordable housing to help attract and retain young families, to accommodate people of all ages and abilities, and to provide housing options for an aging population.
- i) **HEALTHY AND SUSTAINABLE RURAL AREAS AND FOOD SYSTEMS:** To encourage sustainable agricultural activities and promote on-farm diversified uses, agriculture-related uses, the production of value-added agricultural products and local consumption of those products.
- j) **VIBRANT ROOTS:** The Municipality will reinforce a strong sense of place by building from the diversity of its people, landscape and history to inspire innovation. This includes supporting and enhancing the community's environmental, recreational, cultural and arts facilities/amenities. It also involves recognizing, conserving and enhancing the cultural heritage resources of the Municipality, which include archaeological resources, built heritage resources and cultural heritage landscapes, as an important element in preserving the character of the Municipality. In doing so, the Municipality acknowledges the importance of the local Indigenous language, known as Anishinaabemowin in Ojibwa, and including Indigenous place names on the landscape of the Municipality, as well as providing opportunities for Indigenous placemaking and working with Indigenous peoples to celebrate and commemorate Indigenous history and/or culture in public spaces.
- k) **RESILIENT AND ADAPTABLE:** The Municipality will work to improve the resilience of the area including greenhouse gas reduction to mitigate climate change, while also working to adapt to the effects of future climate change.





## 4.0 GENERAL DEVELOPMENT POLICIES

These policies apply to all development in the Municipality. When considering proposals for development, Official Plan Amendments, Zoning By-law Amendments, Consents, Plans of Subdivision, or any other form of development requiring approval, the following policies will, where applicable, be considered.

### 4.1 LAND USE COMPATIBILITY

Whenever a change in land use is proposed, consideration shall be given to the effect of the proposed use on existing land uses and features. Where there are potential compatibility concerns, Council will assess the proposal for consistency with the Provincial Policy Statement and Provincial Guidelines, including the Ministry of Environment D Series Guidelines. Consideration shall be given to the extent to which increased setbacks and other zoning regulations and/or site plan requirements can reduce the potential impacts where applicable.

### 4.2 HAZARDOUS LANDS

Hazardous lands shall not be developed unless it can be demonstrated to the satisfaction of the Municipality and/or the approval authority, and in accordance with the Provincial guidelines, that the hazard or contamination no longer exists or that development can occur without potential threat to life, property or the environment. Protecting public health and safety and considering the increasing risks associated with climate change are critical to the social wellbeing, environmental sustainability, and long-term prosperity of the Municipality. Both natural and human-made hazards, such as flood plains, unstable slopes, wildland fires and contaminated sites, can pose risks to health and safety as well as damage to property and infrastructure if not appropriately considered. Studies may be required to be completed by qualified professionals to ensure the appropriateness for development.

#### 4.2.1 Stability Hazards

Lands that have steep slopes, are prone to flooding, have erosion susceptibility or contain organic soils are all considered to be hazardous lands. The various types of hazardous lands listed above are also mapped in the Schedules forming part of this Plan. Other hazardous lands include lands where contaminants may have been spilled or placed and filled lands.





#### 4.2.2 Flood Plains

The following development criteria shall apply to development proposed within the flood plain area. The flood plain is defined by the most up to date mapping or other information provided by the Provincial or Federal government or other technical studies undertaken by a qualified professional. The delineation of flood plains will, where possible, be incorporated into the implementing zoning by-law.

Floodplains are identified as those lands that are susceptible to flooding during the regulatory flood. In the Municipality of Magnetawan, the regulatory flood is the higher of:

- a) that area that would be flooded with an average frequency of once in 100 years or for which there is a 1% change of occurrence in any given year; and,
- b) that area that would be flooded under a storm-centered event modeled on a particularly intense storm that occurred in Timmins and which could occur within this area.

If engineered floodplain mapping becomes available, it will be incorporated into the Official Plan and Zoning By-law by amendment to each document.

A study by a qualified hydrological engineer to determine potential impact of new development on the flood elevation and flow velocities shall be required.

Flood elevations have been defined by the MNDMNRF for certain lakes as follows:

- Lake Cecebe 284.67 CGD
- Ahmic Lake 281.97 CGD

Areas below these flood elevations shall be subject to the Flood Plains policies of this Plan.

The Municipality will not support the placement or removal of fill below such elevations unless a site-specific report by a qualified engineer has demonstrated to Council's satisfaction that there will not be significant impacts upon up-stream or down-stream lands.

The implementing Zoning By-law will identify specific floodplain elevations in the Municipality through comprehensive mapping where this information is available. In addition, conditions may be placed on the creation of new lots requiring site-specific zones to provide elevations and setbacks to ensure adequate flood protection utilizing a one-zone floodway in which no new development shall be permitted.





### 4.2.3 Mine Hazards

For mine hazards, site evaluations by a qualified geotechnical professional must be completed.

### 4.2.4 Brownfields

Prior to any development approval on lands known to be contaminated, a Phase I, and if necessary, a Phase II Environmental Site Assessment shall be completed, and a record of site condition must be obtained.

Where applications for the development or redevelopment of sites that are identified as being contaminated or potentially contaminated have been submitted, approval or condition of final approval will require the proponent to file a Record of Site Condition on the Environmental Site Registry to show that the site has been assessed and if necessary, remediated in accordance with the requirements of Ontario Regulation 153.04 such that the site is suitable for the intended future use. Mandatory filing of a Record of Site Condition on the Registry is required for any change to a more sensitive land use such as a change of use from industrial to residential or parkland.

## 4.3 WATER QUALITY

Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to a watercourse or lake. The following development criteria shall apply to development affecting the water quality of surface and ground water resources throughout the entire Municipality:

- a) Changes to the natural drainage should be avoided;
- b) A sewage tile field and the spreading of agricultural or bio-solid nutrients, except where specifically provided for through a Nutrient Management Plan, shall not be permitted within 30 metres of:
  - i. A private well; or
  - ii. A waterbody, top of bank, or wetland unless;
    1. Phosphorous management is implemented; and,
    2. Sufficient lot depth is not available or terrain or site conditions exist which make other locations on the lot more suitable; or
    3. To replace an existing sewage tile field.





- c) A setback for other development will be established from each side of a stream, river, pond, lake or wetland necessary to maintain existing water quality. The width and depth of this setback shall be determined in consultation with the Ministry of Northern Development, Mines, Natural Resources and Forestry, and other agencies as required, which shall consider the nature of the development, soil type, types and amounts of vegetation cover, slope of the land, existing drainage patterns and fish and wildlife. In general, unless an EIS recommends a different setback, the following setbacks are proposed:
- 30 metres from coldwater streams;
  - 20 metres from cool water streams; and
  - 15 metres from a warm water stream.

If development is proposed within 120 metres of an unclassified stream, wetland or waterbody, an EIS is required to assess any potential impact to the stream, wetland or waterbody, and to recommend the appropriate mitigation measures and setbacks.

- a) No alteration of the natural vegetation grade or drainage shall occur within the setback; and,
- b) The cutting of trees within the setback shall be regulated by Site Plan Control or as a condition of consent or subdivision. The cutting of trees shall be permitted in the setback where lands are designated Rural where a Nutrient Management Plan has been prepared and provides a lesser setback.
- c) The implementing Zoning By-law shall require setbacks for all structural development (except permitted shoreline structures) from all watercourses and waterbodies. As a condition of development approval, a natural shoreline vegetation buffer shall be preserved within at least 20 metres of all water courses and water bodies wherever possible, except for the removal of hazardous trees and a narrow area to allow a pathway to the shoreline. Council may require a larger setback depending on site-specific conditions and the sensitivity of the adjacent natural heritage features.

#### 4.3.1 At Capacity Lakes

The following lakes are considered *at* or *near* capacity:

Horn Lake  
Cecebe Lake  
Whalley Lake  
Keiler Lake  
Old Man's Lake

Bells Lake  
Simmons Lake  
Crawford Lake  
Neighick (Beaver) Lake  
Ahmic Lake







In the case of lakes at or near capacity, land use changes (including lot creation), which would result in a more intensive use will not be permitted except under one of the following special circumstances:

- a) separate existing habitable dwellings, each of which is on a lot that is capable of supporting a class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake;
- b) where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity;
- c) where all new tile fields would be set back at least 300 metres from the shoreline of lakes, or such that drainage from the tile fields would flow at least 300 metres to the lake; and,
- d) where the proposed site can meet the additional site-specific soils criteria in the Lake Capacity Assessment Handbook and where certain municipal planning tools and agreements are in place such as a Development Permit System under the Planning Act, and/or site plan control under the Planning Act, and site alteration and tree-cutting by-laws under the Municipal Act to implement those criteria.

There is an additional criterion accepted by MECP for situations where there are deep soils native to the site (undisturbed and over 3m depth), meeting a specified chemical composition and hydrologic condition. This approach requires site-specific soils investigations by a qualified professional and, if meeting the criteria, would require long-term monitoring and use of planning tools that would ensure long-term maintenance of specified conditions. The MNMNR and MECP will be consulted if this criterion is considered.

## 4.4 STORMWATER MANAGEMENT

It shall be the policy of this Plan that for any development or redevelopment proposal, stormwater runoff shall be controlled and the potential impact on the natural environment shall be minimized. No development or redevelopment proposal, including a plan of subdivision or a block of land being developed for residential, commercial, institutional or industrial purposes, shall be permitted if such development will have a significant adverse impact on local and area-wide drainage patterns. A suitable method of accommodating surface water runoff shall be developed and implemented as a condition of approval according to the following policies:





- a) Where development would result in a significant increase in stormwater run-off, the Municipality shall require the proponent to complete stormwater management works that will ensure that off-site surface water quality and quantity is not adversely impacted by the development. Direct outfalls to surface waters should be avoided and wherever possible developments shall utilize infiltration as a method for stormwater management.
- b) Stormwater management facilities shall be designed and constructed to protect the receiving watercourse and adjacent lands from potential adverse impacts resulting from stormwater runoff including the degradation of water quality, increase in flood potential, interference or reduction of the drainage capacity of an existing watercourse, erosion and sedimentation, or damage or destruction of fish habitat or other environmentally sensitive feature or function.
- c) The post-development rate of stormwater flow from a development site should not exceed the pre-development rate.
- d) The preparation of a stormwater management plan for a development proposal shall be the responsibility of the developer and shall be prepared and stamped by a professional engineer. Such a study may be subject to a peer review by a professional engineer selected by the municipality, the costs of which will be the responsibility of the proponent.
- e) As a condition of draft approval for plans of subdivision or condominium, a stormwater management plan shall be submitted for review and approval by the Municipality. In cases of new industrial, commercial and institutional development, the stormwater management plan will form part of the information submitted for site plan approval. A stormwater management plan may also be a condition of the MTO where a provincial highway may be affected by stormwater runoff.
- f) An open drainage channel, a stormwater detention/retention facility and adjacent lands which form part of a stormwater management system for a subdivision or other development proposal shall not necessarily be acceptable as part of the parkland dedication requirements under the Planning Act. Such lands shall be landscaped to the satisfaction of the Municipality and shall be a suitable width and grade to permit maintenance operations.
- g) The retention of existing tree cover or natural vegetation, particularly along watercourses and valleys, and the provision of significant grassed and open space areas, shall be encouraged to facilitate absorption of stormwater into the ground.





## 4.5 NATURAL RESOURCE MANAGEMENT

### 4.5.1 Natural Heritage

The Municipality is located within Ontario EcoRegion 5E.

Natural heritage features and areas shall be protected in the Municipality for the long term. Natural heritage features and areas will also be recognized for the environmental, economic and social benefits they provide the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. The Municipality will strive to identify a continuous natural heritage system throughout the Municipality to preserve important ecological functions and features.

Linkages between natural heritage features and areas include much of the undeveloped rural landscape in the Municipality. For this reason, they are not shown on the Schedules to this Plan. Given the limited development planned for the rural areas these linkages should continue to function. Where development is proposed in the Municipality, linkages that may extend beyond the adjacent lands described above shall be considered.

#### 4.5.1.1 Woodlands

The Municipality will permit commercial logging of woodlands only in accordance with sustainable forestry practices.

#### 4.5.1.2 Significant Wildlife Habitat

Development and site alteration are not permitted in significant wildlife habitat, unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development and site alteration shall not be permitted on adjacent lands (as described in Section X.X) to Significant Wildlife Habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.





#### **4.5.1.3 Endangered and Threatened Species**

Large portions of the Municipality are potential habitat for Species at Risk. The Municipality recognizes the importance and value of the endangered and threatened species and supports their protection. The species that occupy habitat of endangered and threatened species are listed on the Province's official Species at Risk list, as updated and amended from time to time. The Province administers the Endangered Species Act, 2007 (ESA) to protect and conserve Species at Risk and their habitats. Under the ESA, the Province is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitats.

The habitat of endangered species and threatened species is not shown on any land use schedule or as an overlay since habitat is dynamic and species and habitat information is limited or not published. The most recent and accurate information available from the Province at the time of development application will be utilized.

Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Where new development is proposed, a Species at Risk Assessment is required. The Assessment must demonstrate that there will be no negative impacts on the habitat and indicate whether a permit or Notice of Activity is required from the Province.

Where development is proposed within or adjacent to these areas, the approval authority shall require the submission of an Environmental Impact Study.

Development and site alteration should preserve, enhance and restore endangered or threatened terrestrial and aquatic habitat where appropriate and feasible. The Environmental Impact Study shall also make recommendations with respect to appropriate performance standards and mitigation techniques.

#### **4.5.1.4 Deer Habitat**

The Ministry of Natural Resources has identified large portions of the Municipality as significant deer habitat area. These areas are generally shown on Schedule B and include Deer Yards (Stratum 1) and Deer Wintering Areas (Stratum 2). It is recognized that these areas may change over time. Development in these areas must be sensitive to the impact of the development on deer wintering areas. These areas are generally described as areas having dense conifer cover and lands having woody deciduous vegetation within 30 metres of dense conifer vegetation. The removal of vegetation in these areas will be minimized.





Within the significant deer habitat areas shown on Schedule B new lots should avoid areas of dense conifer cover or be of a sufficient size to provide a suitable development area including access and services, outside the most significant deer wintering habitat areas described above. The minimum lot size shall be 90 metres frontage and 90 metres depth.

Exceptions to the minimum lot size requirements may be considered by the Municipality where more than one legal detached dwelling that is structurally sound exists as of the approval of this Plan, it is demonstrated to the appropriate approval authority that each dwelling can be adequately serviced, and a site evaluation has been completed by a qualified biologist that documents habitat conditions and demonstrates that winter deer habitat is not present on the property.

Where deer habitat is located within shoreline areas, development shall be situated in locations that will not result in the removal of significant amounts of shoreline vegetation or affect shoreline habitat. Site-specific zoning and site plan control will be used to site development in the most appropriate areas to ensure minimal impact on the natural habitat.

Where deer wintering habitat is restricted to a narrow fringe along the lakeshore there should be a minimum of 120 metres shoreline frontage. Where any development is proposed within deer wintering habitat, Council will require the submission of an Environmental Impact Study (EIS) including a wildlife habitat assessment prepared by a qualified biologist. The recommendations of that report will be implemented through site-specific zoning and site plan control to ensure that no negative impacts will occur.

#### **4.5.1.5 Fish Habitat**

Lakes, rivers, streams, ponds and many wetlands provide fish habitat. Intermittent and seasonally flooded areas can also provide important habitat for some fish species at certain times of the year. In addition, in-water structures such as logs, stumps and other woody debris, pools and riffle areas, riparian and aquatic vegetation and ground water recharge areas provide habitat. Fish habitat also includes watercourses that act as corridors for fish to move from one area to another. Fish habitat provides food, cover and conditions for successful reproduction and support of their lifecycle. All types of fish species (warm, cool and cold-water) require specific habitats for spawning, rearing and foraging.

Water resources and vegetation abutting watercourses will be maintained in a natural condition in order to protect aquatic life, habitat, and functions.







#### **4.5.1.5.1 Fish Habitat Classification Mapping**

The Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNRFF) has undertaken Fish Habitat Classification Mapping identifying locations of the following types of fish habitat along the shoreline of waterways in the Municipality:

- a) Critical Habitat (Type 1) - are those, which have high productive capacity, are rare, highly sensitive to development, or have a critical role in sustaining fisheries (e.g., spawning and nursery areas for some species, and ground water discharge areas);
- b) Important Habitat (Type 2) - are moderately sensitive to development and although important to the fish populations, are not considered critical (e.g., feeding areas and open water habitats of lakes and rivers);
- c) Marginal Areas (Type 3) - have low productive capability or are highly degraded, and do not currently contribute directly to fish productivity, such as channelized stream that has been altered); and
- d) Unknown Habitat - refers to areas where no information currently exists.

Schedule B outlines areas that have been identified as Type 1 fish habitat. These areas require the highest level of protection because of their specific sensitivity and importance to local fish populations. Type 2 habitats are less susceptible to development impacts. Unknown fish habitat includes areas where the type of fish habitat has not been determined and until a fish habitat assessment is conducted it should be assumed that the habitat present is Type 1.

Larger scale Fish Habitat Classification mapping is available at the Municipal Offices for all properties within or adjacent to a shoreline and shall be consulted when development applications are being considered. Where the Ministry of Northern Development, Mines, Natural Resources and Forestry has not evaluated the shoreline in terms of fish habitat, it shall be treated as Type 1 Fish Habitat, pending further assessment.

#### **4.5.1.5.2 Fish Habitat Protection**

New lots fronting onto Type 1 fish habitat areas shown on Schedule B shall be sufficiently large to provide an area of at least 10 metres of frontage that is outside of the Type 1 fish habitat area.

To support the protection of fish habitat, new development, excluding shoreline and minor accessory structures, shall generally be set back:

- a) 30 metres from cold-water lakes streams (encouraged), with a minimum of 20 metres;



- b) A minimum of 20 metres from cool water lakes and streams; and,
- c) A minimum of 15 metres from other lakes and streams.

Where development is proposed within 120 metres of unclassified fish habitat, a Fish Habitat Assessment shall be required.

Where there is no reasonable alternative to locating waterfront activity areas outside of the identified fish habitat areas or areas of unknown fish habitat or where setbacks cannot be met, development may only be permitted where it is demonstrated through a Fish Habitat Assessment conducted by a qualified professional and to the satisfaction of the approval authority that there will be no negative impact. The only exception would be where the Department of Fisheries and Oceans has previously authorized a "Harmful Alteration, Disruption or Destruction" of fish habitat as provided for under the federal Fisheries Act. Proponents of development in these areas may be required to submit a Fish Habitat Assessment from a qualified professional identifying the nature of the fish habitat and limits of the fish habitat areas and providing recommendations regarding preservation of the habitat as well as agency approval.

#### **4.5.1.5.3 Fish Habitat Assessments**

Most shoreline development and site alteration applications are adjacent to fish habitat. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Development and site alteration shall not be permitted on lands adjacent to fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts to fish habitat or its ecological functions.

MNRF's 2010 Natural Heritage Reference Manual recommends that adjacent lands should generally be considered those areas within 120 metres of fish habitat with the exception of inland lake trout lakes that at are capacity for development, where the adjacent lands are considered to be 300 metres.

Type 1 or unknown fish habitats should be treated as an area of concern and habitat may have to be verified by a qualified specialist before approval of development is granted adjacent to such habitat. If harmful alteration of fish habitat is proposed, then the applicant must receive the necessary approvals from the Federal Department with jurisdiction.

A Fish Habitat Assessment undertaken by a qualified professional at the appropriate time of year and using recognized protocols shall generally be required for development within or adjacent to Type 1 and/or Unknown habitat. Development may be exempted from this requirement provided that:





- a) The development satisfies Federal and Provincial requirements or has been specifically authorized by the appropriate approval authority (e.g., MNMNR, DFO, Parks Canada); and
- b) Setback, vegetation buffer, stormwater management, and slope related policies of this Plan are met and the proposal is not for major development.

#### 4.5.1.5.4 Lake Trout Lakes

The Municipality has one sensitive cold-water lake trout lakes classified by the Provincial Ministry with jurisdiction within its boundaries. At the time of approval of this Plan, Horn Lake is the only lake identified as a lake trout lake and is deemed to be "at capacity" for development.

The following policies shall apply to any lake trout lake identified as being at capacity:

- a) Lot creation should generally not be approved within 300 metres of an at capacity lake trout lake except in the following circumstances:
  - a. The tile fields on each new lot are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile fields would flow at least 300 metres to the lake;
  - b. All new tile fields are located such that they would drain into the drainage basin of another waterbody that is not at capacity; or
  - c. To separate existing habitable dwellings, each on a lot capable of supporting a Class 4 sewage system, provided that the land use would not change.

#### 4.5.1.6 Wetlands

Development and site alteration (including peat extraction) are not permitted in significant wetlands in Ecoregion 5E. Development and site alteration shall not be permitted on lands adjacent to significant wetlands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the wetlands or their ecological functions.

There are two Provincially significant wetlands within the Municipality, the Distress River Wetland and the Bear Lake Wetland. These areas are to be protected and maintained in a natural state. While existing agricultural uses are permitted within Provincially significant wetlands, the preservation of existing vegetation and the maintenance of the natural drainage of these wetlands should be given priority when considering any uses. Development and site alteration are not permitted in the Distress River Wetland or the Bear Lake Wetland or any wetlands that are determined to be Provincially significant.





No development or site alteration will be permitted in or within 120 metres of any areas identified as potential provincially significant wetlands until an evaluation is completed by a qualified wetland evaluator using the Ontario Wetland Evaluation System: Northern Manual to conform its significance, as well as to address any significant impacts through completion of an Environmental Impact Study.

The boundaries of wetland areas shall be determined in the field. Where development is proposed in or within 120 metres of any Provincially significant wetlands shown on Schedule B, the proponent shall submit an Environmental Impact Study. Council will permit site alteration or development within the 120 metre buffer area only where it has been demonstrated that there will be no negative impact on the wetland or its ecological functions.

Where studies support the identification of additional Provincially significant wetlands after this Plan is adopted, Schedule B will be modified to illustrate those wetlands without an amendment to this Plan.

Locally significant wetlands are shown as "Other Wetlands" on Schedule B. Wherever possible these areas should be left in their natural state. Where it can be demonstrated to the satisfaction of Council that there is no reasonable alternative for the logical development of lands other than to develop a portion of a locally significant wetland, the Municipality will impose site plan control to ensure that the appropriate mitigation measures are employed to minimize the impact on the wetland.

#### 4.5.2 Water

The Municipality shall protect, improve or restore the quality and quantity of water by:

- a) Using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development
- b) Minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- c) Evaluation and preparing for the impacts of a changing climate to water resource systems at the watershed level;
- d) Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
- e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;





- f) Implementing necessary restrictions on development and site alteration to:
- g) Protect, improve or restore vulnerable surface or ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;
- h) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- i) Ensuring consideration of environmental lake capacity, where applicable; and
- j) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- k) Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.
- l) Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic function.

## 4.6 ADJACENT LANDS

For the purposes of this Plan, adjacent lands are defined as all lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objective. Unless demonstrated otherwise, for the purposes of this Official Plan, adjacent lands are defined as all lands within:

- 120 metres of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.8 ha, or 30 metres of any other wetland
- 30 metres along the shoreline and 120 metres inland from the boundary of Type 1 (or unevaluated) Fish Habitat;
- 300 metres from lake trout lakes at capacity
- 120 metres from the boundary of Significant Wildlife Habitat;
- 50 metres from the boundary of a Provincially or Regionally Significant Area of Natural and Scientific Interest; and
- 120 metres from the habitat of an endangered or threatened species.







## 4.7 ENVIRONMENTAL IMPACT STUDIES

An Environmental Impact Study (EIS) shall employ the most current and acceptable techniques and reflect a watershed approach for the determination of developmental impacts on the lake(s) and surrounding ecosystems, and shall include or address the following matters:

- a) provide a description of the proposed undertaking or development objective;
- b) describe the boundaries of the natural features and ecological functions of the area(s) potentially affected directly and/or indirectly by the undertaking,
- c) describe the sensitivity of the features and functions to development;
- d) identify lands that support environmental attributes and/or functions that may qualify the lands for designation within the Environmental Protection designation;
- e) identify the direct and indirect impacts to the ecosystem that might be caused by the undertaking;
- f) identify any environmental hazards (i.e. slope, flooding, contaminants) that need to be addressed or protected;
- g) identify any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;
- h) in the case of development within 300 metres of a lake, the EIS shall also provide a Lake Impact Assessment prepared to the satisfaction of the Municipality in consultation with the Ministry of Environment, Conservation and Parks (MECP) and the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR). The purpose of the Lake Impact Assessment is to demonstrate that the proposed development will not impair the water quality of the lake or compromise MECP water quality objectives.
- i) prepare a Management Plan (MP) identifying how the adverse effects will be avoided or minimized over the construction period and life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the MP. The MP shall also establish drainage infiltration systems as well as buffers and setbacks adjacent to watercourses, lakes, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effect of development.
- j) The EIS shall be undertaken by qualified professionals and shall contain specific detailed information regarding the hydrogeological, hydrological and biological functions and linkages related to the following features:
  - Wetlands;
  - Portions of the habitat of endangered and threatened species;
  - Fish habitat;





- Significant forest areas;
  - Valley and stream corridors;
  - Significant wildlife habitat; and
  - Areas of Natural and Scientific Interest.
- k) A scoped EIS shall address all of the issues that would be studied in a detailed EIS, however the studies may take the form of a letter or a checklist prepared by a qualified professional provided there is little or no impact associated with the proposed development; and
- l) Prior to approving a development on the basis of an EIS, Council, in consultation with other appropriate agencies, shall be satisfied that the proposed use will:
- i. Not discharge any substance that could harm air quality, groundwater, soil, surface water and plant and animal life or human health;
  - ii. Be supplied by an adequate supply of water and that the groundwater taking associated with the use will no harm existing water supplies and plant and animal life;
  - iii. Not cause erosion or siltation of watercourse or changes to watercourse morphology;
  - iv. Not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
  - v. Not cause an increase in flood potential on or off site;
  - vi. Maintain, enhance or restore the natural condition of affected watercourses and protect aquatic habitat;
  - vii. Not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas; and,
  - viii. Enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible.
- m) The EIS shall demonstrate that there will be no negative impacts resulting from the proposed use on the significant natural features that have been identified.
- n) In general, an EIS will be required if the proposed development is located in, or adjacent to, significant natural heritage features as defined in this Plan or the PPS.
- o) The Municipality, in consultation with the appropriate Ministry or other agency, may adopt guidelines for the preparation, review and evaluation of Environmental Impact Studies.



- p) As part of any pre-consultation, the Municipality may waive the requirement for a detailed EIS or may recommend a scoped EIS where there is a relatively low risk of negative environmental impact and the development and/or site alteration is completed in accordance with applicable regulations and best management practices. Lower risk activities may be defined in a guideline document but could include additions to a single detached dwelling, construction of accessory buildings, minor site alterations, or minor changes in an existing land use.

## 4.8 CULTURAL HERITAGE

Cultural heritage is an important component of the Municipality's history and community identity and contributes to the creation of a sense of place and overall community belonging. As such, it is the intent of this Plan that significant cultural heritage resources will be identified, conserved and enhanced whenever practical and that all new development occur in a manner that respects the rich cultural heritage of the area, including heritage buildings and structures, cultural heritage landscapes, and archaeological resources. The Municipality shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

All development shall be designed in a manner that is sensitive to the cultural landscapes in the Municipality. Historic buildings, trails and roadways shall be preserved wherever possible. New structures developing in the area of these features shall be designed to reflect the surrounding landscape and built form. Council will use site plan control to ensure that new development is sited and designed to complement the historic and natural character of the Municipality.

Council will encourage the preservation of the Magnetawan Waterway and the Nipissing Road to promote the history of the area and attract additional investment in tourism in the region.

The Municipality, may, at their discretion:

- Establish a Municipal cultural heritage, heritage district or architectural advisory committee to advise and assist Council in matters related to cultural heritage;
- Develop and maintain Cultural Heritage Management plans and/or Archaeological Management Plans for land use planning, of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and areas of archaeological potential
- Develop and maintain a cultural heritage resource database or inventory, where inventoried heritage resources may be considered for designation under the Ontario Heritage Act;
- Pass by-laws in accordance with the Ontario Heritage Act to designate buildings, districts and sites of historical, cultural or architectural merit or uniqueness; and/or





- Cooperate with other Municipalities or agencies to establish archives for the storage, protection and analysis of historic maps, documents, publications and records of significance.

The Municipality may use Community Improvement Plans and associated financial incentives to assist in their efforts to preserve and protect cultural heritage.

#### **4.8.1 Built Heritage and Cultural Heritage Landscapes**

Built heritage resources include buildings, structures, monuments, installations or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers. Many of the older buildings in the Village and some of the oldest structures on Ahmic Lake reflect a history that defines the culture of the community.

Cultural heritage landscapes are a defined geographical area that may have been modified by human activity and are identified as having cultural heritage value or interest by a community, including an Indigenous community. Examples include Knoepfli Falls and the locks in the Village of Magnetawan. In considering development on or adjacent to heritage features, the following policies will apply:

- a) Significant built heritage resources and significant cultural heritage landscapes, as identified by the Municipality, the District and/or Provincial, Federal or international authorities, will be conserved.
- b) Development and site alteration will not be permitted on or immediately adjacent to heritage properties designated under the Ontario Heritage Act except where proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the designated area, property or building will be conserved. Mitigation measures and/or alternative development approaches may be required in order to conserve heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

A Cultural Heritage Impact Assessment by a qualified professional will be required whenever significant cultural heritage resources may be impacted by a proposed development. Such an assessment will include a description of:

- i. The proposed development
- ii. The cultural heritage resource(s) to be affected by the development
- iii. The impacts on the cultural heritage resource(s) of the proposed development





- iv. The measures necessary to mitigate the negative impacts of the development on the cultural heritage resource(s)
  - v. How the proposed development will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area; and,
  - vi. How the policies of any Municipal Cultural Heritage Conservation Plan have been incorporated or satisfied, where one has been prepared.
- c) Where Council has chosen to pass a by-law, in accordance with the Ontario Heritage Act to designate a building, property or area, the following criteria, in addition to the provincial criteria listed in Ontario Regulations 9/06, will be considered:
- i. the building or property is strongly associated with the life of a person who played an integral role in the development of the Municipality and/or is recognized locally, nationally or internationally;
  - ii. the building or property is the location of, or is associated in a significant way, with a significant local, national or international event;
  - iii. the building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect;
  - iv. the building or property is considered to be an easily recognizable landmark in the Municipality and contributes to the character of the community.
  - v. The neighbourhood contains a collection of buildings and properties described above and which collectively contribute to the character of the community.
- d) Council shall encourage the retention of buildings of architectural and/or historical significance in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.







- e) Council recognizes that there exist archaeological remains of prehistoric and historic habitation, and areas containing archaeological potential within the boundaries of the Municipality. Areas of archaeological potential are determined through the use of the Provincial "Criteria for Evaluating Archaeological Potential" checklist, or its successor, or criteria developed based on the known archaeological record within the Municipality and developed by a licensed archaeologist. Such criteria include features such as proximity to water such as current or ancient shorelines, rolling topography, unusual landforms, and any locally known significant heritage areas such as portage routes or other places of past human settlement.
- f) The Magnetawan River was a major transportation link between the Ottawa Valley and Georgian Bay, used by Indigenous peoples and early European settlers. While few archeological sites have been identified throughout the river valley, there is a high probability that these sites exist.
- g) Council recognizes that, within the boundaries of the Municipality, there may be marine archaeological remains from the prehistoric period through the modern era up to the last 50 years. These marine archaeological resources may include the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value. The remains may currently be under water or were, at one time, under water but are no longer submerged.

In considering applications for new development, the following policies will apply:

- a) Development and site alteration shall not be permitted on lands containing known archeological resources unless significant archaeological resources have been conserved.
- b) An archaeological assessment is required where there is a known archaeological site, or there is high archaeological potential on or adjacent to the subject property. For example, when development is proposed within the Magnetawan river valley in areas where there is an identifiable rise in elevation, at the outlet of major streams or where there are falls or rapids in the waterway, an archeological assessment is required.
- c) Archaeological assessment reports shall be conducted by professional licensed archaeologists and in compliance with guidelines set out by the Province, as well as licensing requirements referenced under the Ontario Heritage Act.
- d) Where assessments identify previously unknown archeological resources, the municipality shall archive the information as part of a heritage resource information base. Only a licensed archaeologist will conduct site alterations.
- e) Where archeological sites are found in the Municipality they shall be reported to the appropriate Provincial agency. Based on the Archaeological Assessment, Council may:



- i. require the site to be preserved in-situ;
  - ii. require that portions of the site remain preserved through the development process; or
- f) require that artifacts found on the site be removed by a licensed archeologist and preserved for public education. Where significant archaeological resources are discovered an appropriate mitigation strategy will be developed and conducted to the satisfaction of the Province. In circumstances where significant archaeological resources belonged to Indigenous communities, the appropriate Indigenous communities will be notified of the findings, and where preservation on site is proposed, the proponent and the consultant archaeologist must consult with the appropriate Indigenous community to identify approaches of commemoration and/or preservation.
- g) An archaeological assessment by a professional licensed consultant archaeologist is required when a known or suspected cemetery or burial site may be affected by a proposed development.
- h) The Municipality may require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.
- i) Indigenous communities may have an Archaeological Protocol that they may use when engaged in consultation regarding an Archaeological Assessment.
- j) For the purposes of heritage conservation planning, the Municipality will obtain available archaeological site data locations from the provincial archaeological database of the Ministry of Heritage, Sport, Tourism and Culture Industries under the provisions of a municipal-provincial data sharing agreement.

## 4.9 AGGREGATE AND MINERAL RESOURCES

This Plan recognizes that mineral resources are a fixed location non-renewable resource found throughout the Municipality. The policies of this Plan are intended to ensure the long-term protection and appropriate management of mineral aggregate resources. It is also recognized that a balance must be struck between the competing priorities for the protection of the aggregate resources, the protection of existing priorities for the protection of the aggregate resources, the protection of existing established sensitive uses and the need to address other goals of the Official Plan in accommodating growth and prosperity in the Municipality.

The Municipality shall participate in the Province's licensing process under the Aggregate Resources Act as it pertains to the land use and the site plans that are required as a part of that





process. Areas of interest relate to noise, dust, odours, vibration, water quality and quantity impacts, transportation, and impacts on the natural environment.

New or expanding mineral aggregate operations shall not negatively impact on existing sensitive land uses, unless appropriately mitigated in accordance with the policies of this Plan.

#### **4.9.1 Resource Areas**

Areas that are currently licensed under the Aggregate Resources Act for mineral aggregate operations as well as lands having high aggregate or mineral resource potential are identified on Schedule A. Permitted uses include sand, gravel, quarry and mining operations. Accessory uses such as drilling, blasting, crushing, screening, washing and blending aggregate, aggregate recycling, aggregate storage, weigh scales, associated buildings and concrete and asphalt batch plants may also be permitted. These associated operations will only be permitted where they are compatible with other uses permitted and will not hinder the rehabilitation of these areas for other land uses.

#### **4.9.2 Rehabilitation**

Aggregate extraction is a temporary land use. The Aggregate Resources Act requires that when aggregate extraction is completed in each section of a pit or quarry, the site is rehabilitated for one of a wide range of end land uses. Rehabilitation is carefully planned, and will be in accordance with the Aggregate Resources Act and the following:

- a) Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
- b) Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.
- c) For rehabilitation of new mineral aggregate operation sites, the following apply:
  - i. The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;
  - ii. If there are any natural heritage features on the site, or if such features existed on the site at the time of the application:
    1. The health, diversity and size of these key natural heritage features will be maintained or enhanced; and



2. Any permitted extraction of mineral aggregate resources that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.
  3. Rehabilitation will be implemented so that the connectivity of the natural heritage features on the site and on the adjacent lands will be maintained or enhanced.
- iii. Except as provided above, final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account the applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies.

Rural uses, excluding residential, will generally be permitted, provided it can be shown that aggregate extraction is not feasible, or the proposed land use serves a greater public interest, or the rural use would not preclude aggregate extraction in the future.

### 4.9.3 Adjacent Lands

Areas having significant mineral aggregate resource potential are identified on Schedule A as 'Aggregate and Mineral Resources'. Development on or adjacent to these areas for purposes other than resource extraction will only be permitted in accordance with the underlying land use designation, and only where it can be shown that the proposed development has a greater public interest than the extraction of the resource and the development will not adversely affect the availability of the resource and long-term viability of the aggregate industry in the future.

Development on or adjacent to lands identified as 'Existing ARA License' on Schedule A, which would preclude or hinder the establishment of new mineral aggregate operations or access to the resources, shall only be permitted if:

- a) Resource use would not be feasible; or
- b) The proposed land use or development serves a greater long term public interest; and
- c) Issues of public health, public safety and environmental impact are addressed.

Where development is proposed within or adjacent to the 'Aggregate and Mineral Resource' overlay, or adjacent to areas identified as 'Existing ARA License' or known mineral aggregate operations, a technical study will be required to demonstrate that the above criteria have been satisfied.

Adjacent lands are considered to be:

- 300 metres for pits and sand, gravel or clay deposits; and
- 500 metres for quarries and bedrock deposits.





These distances should be applied reciprocally for the establishment of new aggregate operations in proximity to sensitive land uses.

#### 4.9.4 Technical Study Requirements

Where it has been determined by the Municipality that a supporting technical study is required to assess the impact of a sensitive land use on a mineral aggregate resource operation or deposit, or for the establishment or expansion of a new mineral aggregate operation adjacent to existing sensitive land uses, the following information should be included:

- a) Introduction outlining the proposed development, site description and adjacent land uses, the scope of the study, and an overview of the existing policy environment and aggregate use analysis;
- b) Review of topography and drainage;
- c) Geological setting;
- d) Aggregate resource mapping, including the location, type, quality and extent of the deposit;
- e) Site inspection findings;
- f) Data review of Provincial well records;
- g) Compatibility analysis, including impact of existing buildings and sensitive land uses, impact on traffic, impact on the quality and quantity of groundwater, and impact on adjacent natural heritage features;
- h) Constraint assessment, including proximity to existing uses, sensitive species or habitats, economic viability of the deposit, size and potential tonnage of the deposit, and distance to existing pits or quarries;
- i) Mitigation measures, including relocation or redesign, establishment of building setbacks and buffer strips, identification of development restrictions, establishment of noise attenuation features, alterations or improvements to be made to haul routes; and
- j) Figures showing location of aggregate deposits, operations and sensitive land uses, size and location of any new lot to be created, topography and drainage, air photos, location of existing wells and/or test wells.
- k) Supporting studies must be completed by a qualified professional(s) and may be subject to peer review at the applicant's expense.
- l) Mitigation measures may be implemented through conditions on the license and/or site plan under the Aggregate Resources Act at the time of licensing by the Province, regulations in a site-specific Zoning By-Law for the property and/or provisions in a development agreement or Site Plan agreement.







#### 4.9.5 Mines and Mine Hazards

To minimize risk to public safety, the creation of new lots within 1 kilometre of mine hazards will be subject to review by the Province. Mine hazards can be identified through the Abandoned Mines Information System (AMIS).

### 4.10 SEWAGE DISPOSAL AND WATER SYSTEMS

No development shall be permitted unless it can be shown to the satisfaction of the Municipality that there is an adequate water supply and sewage disposal system to service the development. In addition, no development shall be permitted unless Council is satisfied that the development will not have an adverse impact on neighbouring wells and sewage disposal systems and on surface and groundwater quality.

Generally, throughout the Municipality the minimum servicing requirement shall be a private sewage treatment system on an individual lot basis. Private sewage treatment systems shall be approved by the appropriate agency pursuant to the Ontario Building Code Act or the Ontario Water Resources Act. It is a goal of this Plan that new private sewage systems utilize the most current technologies available.

Prior to the approval of all new development, the proponent shall provide confirmation that arrangements can or have been made for the treatment of the hauled sewage generated from the development at a duly licensed facility

In considering impacts on ground water quality and quantity, the Municipality shall consider the cumulative impacts of development on the sustainability of ground water resources.

Where a new development of five or more residential units is proposed, the applicant shall provide a report on the servicing options, including communal services, to the satisfaction of the Municipality and the Ministry of Environment or its designate. The Communal services become the responsibility of the municipality for all aspects of maintenance and operation and become municipal services. Where the communal system is to service a condominium development, a "responsibility agreement" must be entered into between the Municipality and the developer. Partial services will not be permitted.

Where a new residential development of five or more units, or commercial, industrial or institutional development generating more than 10,000 litres of effluent per day is proposed, the applicant may be required to undertake a report, prepared in accordance with the requirements of the Ministry of the Environment's D-5 Guideline: Planning for Sewage and Water Services, for the review and approval of the Ministry of the Environment addressing the following:





- a) groundwater quantity and quality;
- b) potential interference with other wells;
- c) site and soil suitability for sewage disposal; and,
- d) the most appropriate type of services for the project.

There are no municipal sewage treatment or water supply systems in the Municipality. In order to avoid the need to provide municipal sanitary and water systems the Municipality will consider the cumulative impact of development on ground water and will require studies to assess ground water impacts for development of three or more residential units.

## 4.11 CROWN LANDS

This Plan recognizes that the Province has the ultimate jurisdiction for determining the use of Crown land. Council encourages the preservation of Crown lands in the Municipality for the use and enjoyment of residents and tourists. The use of lands within the Conservation Reserves is governed by plans for these areas prepared by the Ministry of Natural Resources.

Where resource activities on Crown Lands have off-site impacts on municipal roads and services the Municipality will make efforts to ensure that the impact is minimized and that those who benefit from the services offset additional municipal costs. For example, the Municipality may pass by-laws to prohibit the use of municipal roads as haul routes unless an agreement respecting the maintenance and repair of the municipal road is completed.

When forest management plans are being prepared, they should recognize the impacts of forestry operations on the tourism industry and visual amenities of the Municipality.

## 4.12 MINIMUM DISTANCE SEPARATION FORMULA

Development shall comply with the Minimum Distance Separation Formulae I or II (MDS I or MDS II) of the Ministry of Agriculture, Food and Rural Affairs, as may be amended from time to time. MDS I shall be used to calculate the Minimum Distance Separation for new development and land division from existing livestock facilities. MDS II shall be used to calculate the Minimum Distance Separation for new or expanding livestock facilities from existing or approved development. Council may vary the requirement for MDS calculations.

MDS calculations are based on the maximum capacity of a future livestock operation on the retained and abutting lands or buildings. For the purpose of determining the maximum capacity, or a livestock operation, calculations shall be in accordance with the floor area requirements defined by Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) for the most restrictive type of animal that could reasonably be housed in any existing structures.



Any development requiring planning approval shall meet the requirements of the Minimum Distance Separation Formulae (MDS). The MDS formulae will be incorporated into the Municipality's comprehensive Zoning By-law. The MDS formulae will not be applied to development occurring on an existing lot of record or after a catastrophe.

### 4.13 STEEP SLOPES

Where new lots are proposed in the Shoreline Areas and other visually prominent areas of the Municipality, Council may require larger lot sizes and greater setbacks to ensure that the development of the lands does not change the visual character of the area and does not pose a danger to the future inhabitants.

When considering applications for lot creation or rezoning in these areas an on-site review and/or an engineering report may be required to determine the severity of the slope and the suitability of the lands for development.

Blasting of steep slopes in the Shoreline Areas will not be permitted unless it will be done to lower the profile of a building with approval of the Municipality.

### 4.14 COMMUNITY IMPROVEMENT

- a) Community Improvement Plan (CIPs) passed under Section 28 of the Planning Act may contain a variety of initiatives and activities, including comprehensive improvement of a designated area, single purpose improvement projects (e.g., road reconstruction), as well as improvements to individual sites, buildings or structures. All programs are intended to maximize efficiencies in the use of existing public services and facilities while enhancing the quality of the physical and social environment through the development, redevelopment, preservation and rehabilitation of certain areas of the Municipality;
- b) Undertaking comprehensive community improvement programs with respect to identified projects or designated community improvement areas; and,
- c) Increasing employment, economic activity and investment in the Municipality.

The use of Community Improvement Plans will also be encouraged for lakes and watersheds. In these areas, CIPs can serve as a tool to foster land and lake stewardship practices. Such plans are expected to be developed in conjunction with the community affected, and may include area-specific policies which will be inserted by amendment into the Official Plan.





The entire Municipality of Magnetawan is designated as a Community Improvement Project Area under Section 28(2) of the Planning Act. CIPs may be prepared and adopted for specific areas to accomplish one or more of the following objectives:

- a) maintain and improve municipal services including roads, sidewalks and street lighting;
- b) maintain and improve the transportation network to ensure adequate traffic flow, pedestrian circulation and parking facilities;
- c) encourage the renovation, repair, rehabilitation, redevelopment or other improvement of lands and/or buildings, including environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes, or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities;
- d) encourage the preservation, restoration, adaptive reuse and improvement of historical or architecturally significant buildings;
- e) maintain and improve the physical and aesthetic amenities of streetscapes;
- f) encourage the development of an adequate supply of affordable housing which meets the needs of local residents
- g) encourage infill, intensification and redevelopment within existing settlement areas;
- h) promote and encourage the rehabilitation, re-use and redevelopment of brownfield sites;
- i) encourage the restoration, maintenance, improvement and protection of natural habitat, parks, open space, recreational and heritage facilities and amenities;
- j) encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, encourage physical improvements to minimize the incompatibility;
- k) encourage activities which contribute to and promote a strong economic base and economic development including commercial, industrial, recreational and tourism activity and job creation;
- l) improve environmental and/or social conditions, as well as community quality, safety and stability;
- m) promote cultural and tourism development

The Municipality may designate by by-law one or more Community Improvement Project Area(s), the boundary of which may be part, or all, of the Municipality.

For an area to be designated as a Community Improvement Project Area, it must satisfy at least one, and preferably more than one of the following general criteria:





- a) deficiencies in physical infrastructure including but not limited to roadways, sidewalks, curbs, streetscapes and/or street lighting, and municipal parking facilities;
- b) deterioration or deficiencies in recreational or community facilities including public open space, municipal parks, neighbourhood parks, indoor/outdoor recreational facilities, and public social facilities;
- c) a portion of a community lies within a flood susceptible area or has natural drainage characteristics that require such measures as flood proofing or stormwater management be undertaken to alleviate storm related situations;
- d) the area contains human-made hazards which should be eliminated in order to ensure a greater degree of public safety and to further enhance the community function;
- e) demonstrated problem or deficiency associated with the circulation and/or access of traffic;
- f) a shortage of land to accommodate widening of existing rights-of-way, building expansion, parking and/or loading facilities;
- g) buildings, building facades, and/or property are in need of maintenance preservation, restoration, repair, rehabilitation, energy efficiency or renewable energy improvements, or redevelopment;
- h) vacant lots and/or underutilized properties and buildings which have potential for infill, redevelopment or expansion to better utilize the land base and stabilize and increase economic and community activity;
- i) non-conforming, conflicting, encroaching or incompatible land uses or activities threaten to disrupt the predominant land use and/or economic function of the area;
- j) commercial areas with high vacancy rates and/or poor overall visual quality of the built environment, including but not limited to, building facades, streetscapes, public amenity areas and urban design;
- k) presence of buildings and/or lands of architectural or heritage significance;
- l) known or suspected environmental contamination;
- m) other significant barriers to the repair, rehabilitation or redevelopment of underutilized land and/or buildings; and,
- n) other significant environmental, social or community economic development reasons for community improvement.

Priority for the designation of CIP project areas and the preparation and adoption of CIPs shall be given to:

- a) existing built-up areas;
- b) those areas where the greatest number of criteria for designation of Community Improvement Project Areas are present; and/or,







- c) those areas where one or more of the criteria for designation of Community Improvement Project Areas is particularly acute and/or;
- d) those areas where one or more of the criteria for designation of Community Improvement Project Areas exists across the entire Municipality or a large part of the Municipality.

Community Improvement Plans shall meet the minimum requirements of the Planning Act for public consultation.

In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, the Municipality may undertake a range of actions including:

- a) municipal acquisition of land and/or buildings, and the subsequent:
- b) clearance, grading, or environmental remediation of these properties; • repair, rehabilitation, construction or improvement of these properties;
- c) sale, lease, or other disposition of these properties to any person or governmental authority;
- d) other preparation of land or buildings for community improvement.
- e) provision of public funds such as grants and loans to owners and tenants of land and buildings and their assignees;
- f) programs and measures to promote energy efficient development, redevelopment and retrofit projects;
- g) application for financial assistance from and participation in senior level government programs that provide assistance to municipalities and/or private landowners for the purposes of community improvement;
- h) coordination of public and private redevelopment and rehabilitation by providing administrative and liaison assistance;
- i) preparation of a Municipal Housing Statement;
- j) support of heritage conservation and improvement through means available under the Ontario Heritage Act;
- k) provision of information on municipal initiatives, financial assistance programs, and other government assistance programs;
- l) continued enforcement of the Zoning By-Law, Property Standards By-law and other related municipal by-laws and policies; and,
- m) coordinate streetscaping improvements with the installation/upgrading of municipal services, e.g., sewer installation, road and sidewalk reconstruction.





## 4.15 HOUSING

The policies of this section, in addition to those throughout this Plan, are intended to provide opportunities for a range of housing types and densities to be built throughout the Municipality in response to the varying needs of the population based on demographic, income, market and special needs considerations.

Affordable housing and a variety of housing types are encouraged throughout the Municipality, as well as support services for seniors and those with special needs.

### 4.15.1 Affordable and Accessible Housing

Additional residential units, semi-detached, duplex, townhouse and low-rise apartment units will provide the bulk of affordable housing opportunities. These units will typically be located within settlement areas of the Villages of Magnetawan and Ahmic Harbour, but may also occur in the rural areas where permitted by this Plan and servicing levels have been demonstrated. Additional residential units will be the most likely means of increasing housing affordability in the rural area.

- a) The Municipality may consider incentive measures to ensure the provision of affordable units through the development approval process, such as:
  - i. Reduced application fees.
  - ii. Exploring opportunities for fast-tracking development applications that are providing affordable and/or accessible housing.
  - iii. Deferred or exempted development charges.
  - iv. Alternative development standards, where appropriate (e.g., reduced parking requirements for projects that provide affordable and accessible housing).
  - v. Partnering with the private sector and other levels of government to implement housing programs that assist in the creation of affordable and accessible housing.
  - vi. Other means of providing affordable units where appropriate and feasible to do so. The municipality shall link such incentives to agreements on specific affordable rents or housing prices.
- b) The Municipality shall actively discourage the conversion of affordable rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing units available to an unacceptable level
- c) Direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs





- d) Promote densities for new housing which effectively use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.
- e) The following planning strategies may be considered in an effort to achieve accessible, assisted and/or affordable housing objectives:
  - i. Promote higher density housing forms, where housing is more affordable due to reduced per unit land costs. Higher density housing forms shall only be supported in appropriate locations.
  - ii. Encourage the development of a range of dwelling unit types and sizes, where housing is considered more affordable due to lower construction and maintenance costs.
  - iii. Encourage the inclusion of accessible, assisted and/or affordable housing units within subdivisions and larger scale developments.
  - iv. Ensure that the provisions of the Zoning By-Law are sufficiently flexible to permit a range of innovative housing types and sizes, including additional residential units, garden suites, cohousing, tiny homes, communal housing and life-lease housing.
  - v. Encourage the creation, renovation and rehabilitation of residential uses above commercial uses where appropriate within settlement areas.
  - vi. Support affordable and accessible independent living options that address the needs of an aging population and persons with disabilities.
  - vii. Support, where appropriate, the conversion of single-detached dwellings, into multiple dwellings, subject to an appropriate approval process.
- f) The Municipality may, where deemed necessary, develop an Affordable Housing Community Improvement Plan.
- g) Municipally owned land that is surplus to the needs of the Municipality and is appropriate for residential development may be given priority for sale or lease for the development of affordable housing.
- h) Council will seek opportunities to participate in future Federal and Provincial affordable housing programs for low to moderate income households and, through partnership with the Parry Sound District Social Services Administration Board engage in stakeholder consultations on the development of Local Housing and Homelessness plans.
- i) The Municipality will establish and implement minimum targets for the provision of housing which is affordable to low- and moderate-income households.





#### 4.15.2 Targets for Affordable Housing

- a) In the case of ownership housing, affordable housing means the least expensive of:
  - i. Housing for which the purchase price results in annual accommodation costs which do not exceed thirty percent (30%) of gross annual household income for low- and moderate-income households; or
  - ii. Housing which the purchase price is at least ten percent (10%) below the average purchase price of a resale unit in the Municipality.
- b) In the case of rental housing, affordable housing means the least expensive of:
  - i. A unit for which the rent does not exceed thirty percent (30%) of gross annual household income for low- and moderate-income households; or
  - ii. A unit for which the rent is at or below the average market rent of a unit in the Municipality.
- c) For the purposes of the above Section, “low- and moderate-income household” means, in the case of ownership housing, households with incomes in the lowest sixty percent (60%) of the income distribution of the Municipality. In the case of rental housing, households with incomes in the lowest sixty percent (60%) for income distribution for renter households for the Municipality are considered a “low- and moderate-income household”. The Municipality will endeavour to provide affordable housing units for current and potential residents.

#### 4.15.3 Additional Residential Units

Additional residential units can provide an effective form of intensification and increase the availability of affordable housing choices for residents. Additional residential units are defined as a dwelling unit which is ancillary and subordinate to the primary dwelling unit that may be contained within the main building on a lot or in an accessory structure.

- a) Additional residential units are permitted in a single detached dwelling, semi-detached dwelling or townhome dwelling provided that the physical character of the dwelling unit is not substantially altered.
- b) Additional residential units will be subject to site plan control.
- c) Pursuant to this policy, the implementing Zoning By-Law shall further define additional residential units and establish zone provisions which would consider the following criteria:
  - i. A maximum of two additional residential units per single detached, semi-detached, or row/townhouse dwelling will be permitted;





- ii. Additional residential units may be contained within the primary residential dwelling or in a building accessory thereto. A maximum of one additional residential unit may be permitted in an accessory building.
  - iii. Mobile homes are not permitted as additional residential units;
  - iv. Additional residential units will not be permitted in waterfront areas/developments on private roads which are not maintained by the Municipality and where emergency access may be limited;
  - v. Additional residential units are prohibited within a floodplain, within shoreline structures, and in areas adjacent to lakes that have been determined to be at development capacity;
- d) Adequate servicing must be available to service the additional residential units through individual, privately owned systems;
  - e) Additional residential units must demonstrate an adequate source of potable water;
  - f) Additional residential units must demonstrate to the satisfaction of North Bay Mattawa Conservation Authority, or the appropriate approval authority, the capacity to service the additional units via private sanitary sewage;
  - g) Severance to subdivide an additional residential unit from the primary residential dwelling will not be permitted unless it meets the relevant policies of this Plan for the creation of a new lot;
  - h) Additional residential units must comply with the requirements of the Ontario Building Code, Ontario Fire Code, the Municipality's Comprehensive Zoning By-Law and Property Standards By-Law;
  - i) Existing Garden Suites may be considered as additional residential units provided, they conform to these policies and the Zoning By-Law;
  - j) Additional residential units are not permitted where the residential use on a property is not the primary use.

## 4.16 GARDEN SUITES

Garden suites are portable, self-contained dwellings without a basement. As defined by the Planning Act, a garden suite is a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. They must generally be located within or in proximity to the farm buildings and/or main residence on a property. Servicing is typically connected to the principal residence services, of which, sufficient capacity to service the garden suite must exist.

A maximum of one garden suite may be permitted in land use designations where a residence is a permitted primary use. The Municipality will require a temporary use by-law to be passed to







allow the temporary use of land for garden suites. This by-law must not exceed 20 years, but the Municipality may, by by-law, grant further periods of not more than three years each. At the end of 20 years, consideration by Council could be given to making a garden suite permanent.

In adopting a temporary use by-law, the Municipality will have regard for:

- a) Compatibility with the surrounding land uses, and approved development;
- b) Access and parking for the intended temporary use;
- c) The means of servicing for the proposed garden suite;
- d) An assessment of the impact of the intended temporary use on the social, physical, and economic well-being of the Municipality.

## 4.17 GROUP HOMES

Where a group home is a permitted use, it shall be defined as a supervised single housekeeping unit in a residential dwelling for the accommodation persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being licensed under government regulations. Group homes located in settlement areas should be located in close proximity to the central business area, major transportation roads and community facilities where possible and have access to public transit and/or the active transportation system where they exist. The Municipality may provide additional regulations for group homes the implementing Zoning By-Law. For the purpose of the zoning regulations, group homes may be categorized by type. In general, the types shall be established by reference to the appropriate provincial legislation and may form the basis for zoning regulations. The Municipality may pass a by-law providing for the registration of group homes in accordance with the Municipal Act.

## 4.18 ACCESSIBLE HOMES

In order to provide housing stock that is safer and more accommodating to the diverse range of ages and abilities of people who live and visit our communities, universal design features are encouraged in the construction of new residential developments. A universally designed home extends a person's ability to live in place longer and is marketable to a larger group, including those with accessibility needs and those without. New neighbourhoods will be encouraged to provide a mix of housing types and integrated mixed-use developments, including accessible housing and integrated services. Residential developments that offer innovative design features, construction techniques, or tenure arrangements, which broaden the range of available housing alternatives, shall be considered. The location and development of accessible, assisted and/or affordable housing units will have regard for the proximity of transit



and active transportation routes, schools, recreation facilities, open space, commercial areas and other amenities.

## 4.19 TINY HOMES

A Tiny Home is a small, private and self-contained dwelling unit with living and dining areas, kitchen and bathroom facilities, and a sleeping area, and is intended for year-round use. A tiny home can be the primary dwelling unit on a lot or a separate structure on a property that already has an existing house. Despite their size, tiny homes must still comply with the health and safety requirements of Ontario's Building Code, municipal zoning and other local by-laws. Tiny homes must also have necessary servicing such as water and sewage.

- a) For the purposes of this Plan, a tiny home must be constructed on a foundation and be the minimum size as required by the Ontario Building Code (17.5 square metres). A tiny home is also defined as having a maximum size of 37 square metres.
- b) Permanent tiny homes may be permitted in all designations where a single-detached dwelling is a permitted use, subject to the provisions of the implementing Zoning By-Law and Ontario Building Code. For clarity, mobile tiny homes and/or those on a chassis are not permitted.
- c) Additional residential units are not permitted within a tiny home, but the maximum of one additional residential unit may be permitted in an accessory structure provided all other requirements the Ontario Building Code can be met.
- d) New tiny home communities by way of plan of subdivision or condominium will be subject to Section 7.2 of this Plan.

## 4.20 SHORT-TERM ACCOMMODATIONS

This Plan recognizes that there are a variety of commercial accommodation uses within the Municipality including bed and breakfast establishments, care homes and dwellings rented for short term periods. Such commercial accommodations may be considered appropriate in some residential areas, provided they are adequately regulated to avoid land use conflicts with the surrounding area. Unlike accommodation uses in commercial areas, residential neighbourhoods and waterfront shoreline areas require special attention to ensure the quiet and undisturbed enjoyment of residential living which people expect.

- a) Any building used for short-term accommodation purposes shall be considered a commercial use and shall only be permitted where recognized under the implementing Zoning By-Law. It is the foundation of this Plan that such uses should not be considered conventional residential uses and that appropriate regulations shall be established.





- b) Conventional residential rental accommodation in a residential dwelling for periods of thirty (30) days or greater shall not be considered a commercial accommodation use, and shall be considered a principal residential use. The provisions of this Plan for short-term accommodation uses do not apply to such leased conventional residential dwelling units.
- c) The implementing Zoning By-Law may establish appropriate provisions related to the scale of short-term accommodation uses, parking requirements, separation distances (to limit the density or clustering of STAs), setbacks and buffering. The location, size and scale of the short-term accommodation use shall be regulated in a manner, which is considered compatible with surrounding uses. Certain types of commercial accommodation uses identified under the introductory paragraph shall be distinguished from short term accommodation uses, and may only be permitted by site-specific Amendment to the Zoning By-Law or in zones where they are specifically listed as a permitted use.
- d) In accordance with the Municipal Act 2001, Council may pass a by-law to require a business license for the operation of short-term accommodation uses.

## 4.21 HOME INDUSTRIES

Home industries are permitted as an accessory use in all areas where they are compatible with adjacent land uses and are generally permitted where residential uses are a permitted primary use, subject to the provisions of the implementing Zoning By-Law. Home industries must meet the following criteria:

- a) Home industries are commercial or industrial activities which shall be limited, small scale, and only operated in land use designations where such is permitted.
- b) Home industry uses shall be clearly secondary, incidental and subordinate to the main residential use of the property, and shall be compatible with adjacent land uses.
- c) Generally only residents of the household from which the home industry is conducted shall be employed in the home industry.
- d) Adequate off-street parking shall be provided on the same lot.
- e) Home industries must not create a new traffic hazard or worsen an existing traffic hazard, and must comply with the policies of Section 10.2.
- f) Home industries shall not include the commercial cultivation or processing of cannabis.

Regulations shall be included in the implementing Zoning By-Law to govern the establishment and operation of home industries, which may be permitted without the need for a Zoning By-Law Amendment.





## 4.22 PLANNING FOR A CHANGING CLIMATE

Council will promote forms of green development that are designed to mitigate greenhouse gas emissions and will encourage a variety of climate change adaptation techniques throughout the development process. As such, the following policies will be encouraged with all development and redevelopment:

- a) A compact urban form is encouraged in order to maximize the efficiency of infrastructure. Mixed use development in appropriate locations, including the Community designation, and live-work relationships are also promoted to reduce automobile use.
- b) Increasing residential densities within appropriate areas that are in close proximity to goods, services, and employment.
- c) The design of buildings and layout of new lots should maximize direct access to sunlight during the winter, increasing energy efficiency, and minimizing energy consumption associated with heating. Similarly, vegetation chosen for new developments that will reduce energy consumption of buildings for cooling should also be considered.
- d) The use of energy efficient building design and fixtures should be considered.
- e) Community design, facilities, and infrastructure that provide for cycling and walking from home to sources of goods, services and employment is preferred.
- f) Green technologies and construction methods will be used whenever possible and feasible for new construction and the replacement of civic infrastructure.
- g) Innovative design that optimizes potential for alternative energy technologies, energy production and conservation is encouraged.

## 4.23 DARK SKIES

Through the use of Site Plan Control, the Municipality may regulate lighting in an effort to preserve the dark sky in Magnetawan. Lighting shall be designed so that it is sensitive to the dark sky, surrounding uses and wildlife.

The following policies apply throughout the Municipality:

- a) Dark sky lighting policies shall be implemented by By-Law and will apply to all development, including residential, commercial, industrial and institutional uses, and are implemented primarily through Site Plan Control.
- b) New and existing development is encouraged to provide exterior lighting that avoids light trespass, and does not impose glare on neighbouring properties. In all cases, lighting must be designed to direct downwards rather than outwards.



- c) Exterior lighting shall not interfere with water navigation.
- d) The intensity of light on both existing and new development should be reduced where possible to minimize the impact on surrounding properties. Exterior flood lights are not permitted.
- e) Full cut-off dark sky compliant lighting will be required for all new development and, where appropriate, redevelopment. Low level lighting is encouraged.
- f) In the case of major development, a detailed lighting plan will be required.

## 5.0 LAND USE DESIGNATIONS

The policies in this Section of the Plan should be read in conjunction with Schedule A, the Land Use and Transportation Plan. These policies apply to specific designations of lands and roads shown on Schedule A. The land use designations shown on Schedule A include:

- Community;
- Employment Areas;
- Environmental Protection;
- Rural; and,
- Shoreline

Prior to the lands being used in accordance with the policies in this Section of the Plan, consideration shall be given to the General Development Policies in Section 4.

### 5.1 COMMUNITY AREAS

The Village of Magnetawan and Village of Ahmic Harbour are historic settlement nodes that have developed as permanent communities and are identified on Schedule A as Community Areas. For the purposes of interpreting the Provincial Policy Statement, they are considered rural settlement areas.

#### 5.1.1 Goals

To support the ongoing viability of the rural settlement areas in the Municipality, consisting of the Villages of Magnetawan and Ahmic Harbour; to promote the sustainable, efficient use of land in these areas in developing healthy communities including the protection of significant environmental features.







### 5.1.2 Objectives

- a) To direct the majority of new permanent residential and employment growth to the Community Areas.
- b) To permit development through infilling and minor expansions of existing residential areas.
- c) To establish, maintain and enhance commercial and employment uses that provide a range of job opportunities with a broad range of commercial and service facilities
- d) To promote barrier-free access to employment uses, tourist facilities, parks and open spaces and local businesses in order to expand opportunities for residents and visitors to participate in the Municipality's economy;
- e) To encourage the development of those community facilities that will attract new employees and employers to locate in the Municipality's Community Areas.

### 5.1.3 Permitted Uses

The permitted uses within this designation are residential, commercial, small-scale industrial and open space. Additional residential units are also permitted, subject to the policies of Section 4.15.3 of this Plan and the provisions of the implementing Zoning By-law. This Plan encourages a revitalization of the Community Areas through infilling of residential opportunities and through the development of commercial uses that support the community and adjacent surrounding seasonal and rural uses. Land use within the Community Areas will develop according to the following policies.

- a) The Village of Magnetawan and Village of Ahmic Harbour will develop on the basis of private sewage and water services. New lots shall be a minimum of 1.0 ha (2.47 acres) unless an assessment has been conducted to determine that smaller lot sizes will not affect the long-term ability of the aquifer to sustain future development. Notwithstanding this provision, the reconfiguration of lots forming part of the original village surveys can occur through consent, lot additions and deeming by-laws in a manner that will provide for sustainable private servicing and intensification of these communities. Partial services will not be permitted.
- b) A mix of residential, commercial, light industrial and open space uses is encouraged within the Community Areas. The Zoning By-law will provide detailed regulations for such uses located in this area. In considering applications to permit new uses, Council shall be satisfied that the proposed use
  - i. is compatible with surrounding land uses;
  - ii. will not result in traffic or noise problems; and,



- iii. will not adversely affect adjacent private sewage or water systems.
- c) New lots shall only occur on roads that are publicly maintained year-round or within a plan of condominium having access onto a publicly maintained road.
- d) Small-scale commercial uses that service the immediate community and the tourism industry are encouraged to locate in the Community Areas. Council will encourage the redevelopment of the waterfront lands within the Community Areas for larger scale tourist facilities including accommodation and retail uses where the lots are of an adequate size to accommodate the appropriate servicing and comply with the policies in Section 4.0.
- e) New roads developed in the Community Areas shall be hard surfaced according to standards established by the Municipality.
- f) New commercial uses may be established through redevelopment of existing residential uses fronting onto Highway 520 and Sparks Street in Village of Magnetawan and George and Ahmic Streets in the Village of Ahmic Harbour.
- g) Small Scale industrial uses that serve the community and surrounding areas will be permitted in the Community Areas by Zoning By-Law amendment provided the use is conducted in an enclosed building and does not emit noise, smoke or odours that would be incompatible with the residential and tourist commercial uses in the community and comply with the MECP D-Series Guidelines for land use compatibility.
- h) Council will support the revitalization and enhancement of the Villages of Magnetawan and Ahmic Harbour. The Municipality will work with the community and property owners to continually improve the appearance and historic character of these communities. Improvements to municipal infrastructure such as sidewalks and parklands will occur as funding becomes available. Council may also prepare Community Improvement Plans for these areas that will encourage revitalization through municipal incentives.

## 5.2 EMPLOYMENT AREAS

Lands designated as Employment Areas are intended to promote employment land districts or clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

It is the intention of this Plan that an adequate land inventory will be available to accommodate the development of future employment uses within the Municipality.

### 5.2.1 Goal

To expand opportunities for economic development and the growth of year-round employment opportunities in the Municipality





### 5.2.2 Objective

To designate sufficient lands for employment uses and to provide opportunities and options for a variety of employment uses throughout the Municipality.

### 5.2.3 Permitted Uses

A range of employment uses including light manufacturing, processing, warehousing wholesaling of bulk products, repairing and servicing of equipment, transportation, storage yards, building contractor's yards and similar uses including accessory uses shall be permitted. Accessory uses include such uses as a caretaker's residence, public utilities, and offices ancillary to the principal use on the same property shall be permitted. Accessory uses shall not interfere with the primary industrial use on the site. Automobile wrecking and salvage yards and other noxious uses will not be permitted within the Village.

Permitted commercial and other business uses shall include service stations, service centres, auto sale establishments, recreational vehicle sales and service establishments, farm equipment sales and service establishments, garden centres, commercial greenhouses, professional and business offices, data processing centres, call centres, commercial or technical schools, and research facilities., Restaurants including drive-through restaurants, retail sales outlets, and athletic clubs which support the permitted industrial uses are also permitted.

### 5.2.4 Prohibited Uses

Within employment areas planned for industrial or manufacturing uses, residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility are prohibited.

No employment use shall be permitted which, by the nature of the material used, waste produced, or product manufactured is considered to be hazardous by the Medical Officer of Health. All uses shall comply with all government health and environmental standards with respect to the emission of fumes, noise, odours, dust, vibration, or any other form of pollution.

### 5.2.5 Land Use Compatibility

The encroachment of sensitive land uses and industrial uses on one another shall not be permitted. A separation distance in accordance with the MECP's D-Series Guidelines will be incorporated between sensitive uses and industrial uses or other facilities that by their nature are incompatible with sensitive uses.





### 5.2.6 Development Requirements

The clustering together of new industrial uses and other compatible business uses is promoted. New employment use proposals shall be evaluated with the following criteria:

- a) The physical suitability and soil capacity for the proposed use;
- b) The impact of the proposed development on the natural environment, the character and scenic qualities of the Municipality;
- c) The compatibility of the proposed use with surrounding land uses;
- d) Appropriate servicing and
- e) Provision of interior street design and possible exterior street improvement and realignment.

New development, the expansion of existing development, or redevelopment within the Employment Areas shall require the submission of a site development plan by the developer. Such development plan shall have regard for proper site planning considerations and performance, including the following:

- a) Adequate off-street parking and loading facilities shall be required for all permitted uses in accordance with the requirements of the Zoning By-Law;
- b) Landscaping shall ensure visual compatibility with adjacent properties and streets, and fencing may be required for safety or security purposes;
- c) Access points shall be limited in number and designed in such a manner so as to minimize traffic congestion, and ensure safe ingress and egress at the site, and shall be approved by the appropriate authority having jurisdiction;
- d) Standards for open storage areas, including maximum area, location and screening, shall be established in the Zoning By-Law and implemented on the site; and
- e) Adequate buffering, to include noise attenuation and visual screening measures, shall be provided for the purpose of reducing or eliminating the impacts of a permitted use on any adjacent sensitive land use.





### **5.2.7 Conversion**

Council may permit the conversion of lands within the Employment Areas designation to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not for employment purposes over the long term and that there is a need for the conversion. In accordance with Section 22 (7.3) of the Planning Act, there is no right of appeal if Council refuses or fails to approve an amendment to remove lands from an area of employment, even if other land is proposed to be added. The employment areas and policies are to be reviewed every five years to confirm or amend the policies.

### **5.2.8 Buffering**

Where an employment use abuts a residential use, adequate buffering shall be provided between the uses. Buffering may include grass strips, berms, fences, tree and shrub planting, landscaping or any combination which is sufficient for that purpose. Such a buffer is intended to enhance the required separation distances in accordance with the MECP Guidelines.

### **5.2.9 Access**

Access to employment uses should be primarily through non-residential areas. Employment uses shall have frontage onto a municipal road that is maintained year-round. The use of local roads to employment uses by trucks shall be discouraged.

### **5.2.10 Private Services**

Employment uses shall generally be serviced with private water supply and sanitary sewage disposal systems, subject to compliance with provincial regulations and the appropriate studies and agreements.

### **5.2.11 Communal Services**

The Municipality may consider the use of private communal water services, in accordance with Section 1.6.6 of the PPS, subject to compliance with provincial regulations and the appropriate studies and agreements.

### **5.2.12 Zoning By-Law**

Uses permitted in the Employment Area designation may be included in separate zone classifications in the implementing Zoning By-Law.







## 5.3 RURAL AREAS

Rural areas comprise most of the land mass within the Municipality. They are the places where residents live, work, and play. The Rural Areas are characterized by inland lakes, expansive forests, rocks, pastures, meadows, wetlands, and watercourses. These areas are also home to many people, with low density rural residential development occurring sporadically throughout the Municipality. The Rural Areas are a diverse area with a variety of other non-residential land uses, including agriculture, aggregate extraction, mining, hunt camps, forestry and forest management, and recreational tourism.

### 5.3.1 Goal

To provide opportunities for viable rural land uses while maintaining the overall character of the rural landscape, and ensuring the protection of natural features and resources.

### 5.3.2 Objective

To guide rural land uses in a manner that reflects the character of the rural area, respects heritage features and systems, and encourages the wise use or management of natural resources, tourism, and resource-based recreational activities.

### 5.3.3 Permitted Uses

Permitted uses include agriculture, on-farm diversified uses, agriculture related uses and uses that produce value added agricultural products from the farm operation, forest management, conservation, parkland, fishery resource management, mineral exploration and mining, residential dwellings, group homes, home occupations, home industries, pits and quarries, wayside pits and quarries and portable asphalt plants, commercial fur harvesting, hunt camps, small scale industrial and commercial developments, waste disposal sites and accessory uses.

#### 5.3.3.1 Residential

Limited new permanent residential development shall be permitted in the Rural Areas, preferably in close proximity to other residential uses as infilling on existing, publicly maintained roadways where school busing and municipal winter maintenance is presently being provided. Proposed development or redevelopment shall be consistent with the rural character of the Municipality. Scattered or isolated development that would result in an increase in municipal servicing costs shall be discouraged.

Additional residential units may be permitted, subject to the policies of Section 4.15.3 of this Plan.



The creation of new lots shall comply with the implementing Zoning By-Law.

### **5.3.3.2 Agriculture**

Due to the importance of farmland in the Municipality existing agricultural operations shall be preserved and promoted.

Agricultural uses are encouraged to incorporate value-added operations along with rural related commercial and industrial uses (i.e., on-farm diversified uses and agriculture-related uses), operated in conjunction with agricultural operations.

Livestock operations in excess of 4 nutrient units and defined by the Nutrient Management Act shall be required to prepare a Nutrient Management Plan prior to expanding.

Where new residential lots are proposed on lands where existing or former agricultural lands may have had an impact on the groundwater supply, the approval authority shall require a water supply assessment to demonstrate that the water supply has not been contaminated from agricultural use.

Development of agricultural lands for non-farm uses shall only occur where the following criteria have been satisfied:

- a) the lands do not contain farm buildings in good condition
- b) new dwellings and other non-agricultural developments shall comply with the Minimum Distance Separation Formulae I except where they are located on existing lots of record; and
- c) development in the vicinity of agricultural operations shall not adversely affect neighbouring farming operations.

### **5.3.4 Industrial Development**

New industrial development may be permitted in the Rural area through the process of rezoning and will be subject to Site Plan Control. This type of development will be limited to those uses that:

- a) require extensive amounts of space;
- b) do not constitute a threat to groundwater resources in the event of a leak or spill;
- c) are considered incompatible in the more developed areas and the shoreline areas of the Municipality;
- d) can operate on private sewage and water systems; and,





- e) are considered dry industries. Dry industries are defined as those in which the disposal of less than 10,000 litres per day of the domestic waste of employees is permitted and treated within septic systems and into which the discharge of industrial liquid wastes, wash or cooling water or process wastes is prohibited.

Industrial uses permitted within the Rural area shall include agriculturally and resource related industrial uses, processing and storage of agricultural commodities, including light manufacturing, processing of semi-manufactured goods, assembly of manufactured goods, warehousing, wholesale distribution centres, transportation terminals, professional or business offices, servicing and storing of goods and raw materials and research facilities. Limited retail sales of products manufactured on the same premises may be permitted as an accessory use.

Accessory commercial uses will be permitted subject to appropriate provisions in the implementing Zoning By-law. An essential residence for the owner, caretaker or security officials may be permitted subject to the inclusion of appropriate provisions in the implementing Zoning By-law.

Industrial uses shall have frontage on a maintained municipal roadway or Provincial Highway and shall be located so as to conform to the Ministry of the Environment's D-Series Guidelines for separation distances related to the land use compatibility and sensitive land uses. Council shall ensure that noise and visual impacts associated with industrial uses do not adversely impact on the Shoreline areas in accordance with Section 4.1. Preference will be given to locations in close proximity to other industrial uses in the Municipality.

Outside storage should be screened from view. In addition, buffering and setbacks of the industrial development may be required as a condition of approval from Council.

The development of pits and quarries for commercial purposes is permitted in areas designated as Rural and may be permitted subject to rezoning and the related policies of this Plan. Wayside pits and quarries will not require rezoning but shall meet the General Development Policies in Section 4 of this Plan. Applications for new pits or quarries will require the submission of an Environmental Impact Assessment in accordance with Section 4.9 of this Plan.

### **5.3.5 Commercial Tourist Camps**

Commercial Tourist Camps may be permitted in Rural areas subject to rezoning and Site Plan approval. Council shall ensure that such uses are well screened from surrounding lands and roadways and at least 1000 metres from shoreline areas. These uses shall include sufficient on-site recreational facilities.





Tourist operations focused on the remote wilderness may be permitted to develop in remote areas without road access subject to Council being satisfied that appropriate safety and environmental measures are secured.

### **5.3.6 Highway Commercial Development**

Commercial uses directly related to the traveling or vacationing public shall be permitted in Rural areas adjacent to Provincial Highways. These uses will be subject to an amendment to the Zoning By-law and Site Plan Control and the prior approval of the Ministry of Transportation.

### **5.3.7 Waste Disposal Sites**

Only those sites approved by MECP and the Municipality shall be used for the disposal or storage of solid or liquid waste. All such sites shall be operated according to the standards established by the Ministry of the Environment and the Municipality's approved Waste Management Master Plan.

New developments utilizing private sewage disposal and water supplies shall not locate within 500 metres of the perimeter of the fill area of an existing or former waste disposal site unless it has been demonstrated through the preparation of technical studies that there are no potential impacts associated with gas migration and ground water contamination.

### **5.3.8 Aggregate Extraction**

Wayside pits and quarries and portable asphalt plants used on public authority contracts are permitted without an amendment to this Plan or the implementing Zoning By-law except in areas of existing sensitive development and in accordance with the policies of the Environmental Protection designation and the other General Development policies as they relate to Environmental Features shown on Schedule B.

All new mineral aggregate operations and/or expansions to existing mineral aggregate operations onto lands that are not zoned to permit the use shall require an Amendment to the Zoning By-law. Similarly, lands currently licensed for extraction but not zoned shall not be permitted to expand their licensed area or construct any accessory building without first obtaining a zoning amendment. All such applications shall be supported by technical studies that address the impact of a sensitive land use on a mineral aggregate resource operation or deposit, or for the establishment or expansion of a new mineral aggregate operation adjacent to existing sensitive land uses, as outlined in Section X.X of this Plan.

The required studies shall assess the impacts of the proposed pit or quarry on all lands within 1000 metres of the site or as determined by the Municipality.





It is recognized that new or expanding aggregate operations require the approval of the Minister of Natural Resources pursuant to the Aggregate Resources Act. Where an application under that Act has been forwarded to the Municipality for review and comment, Council will consider the application only after it has held the required public meeting pursuant to the Planning Act.

## 5.4 ENVIRONMENTAL PROTECTION AREAS

The Environmental Protection Areas designation as shown on Schedule A, applies to lands, which possess physical characteristics, which would cause severe property damage or loss of life if development were permitted. The physical characteristics include flood and erosion susceptibility, organic soils and extreme slopes. The areas also include important natural heritage features such as wildlife habitat, fish spawning areas and wetlands.

### 5.4.1 Goals

Significant natural heritage features, areas and ecological functions in the Municipality will be protected and enhanced and to ensure that new development which has or may have a detrimental impact upon the environment will not be permitted.

Property damage or loss of life will be prevented by only developing those areas without significant risk.

### 5.4.2 Objectives

- a) to identify significant environmental features and associated ecological functions and ensure their protection;
- b) To require that development be planned and designed to protect, maintain and enhance water related resources within the watersheds in the Municipality; and
- c) To protect and improve water quality and hydrological characteristics, functions, processes of watercourses, lakes, aquifers and wetlands that have been impacted by human activity.
- d) To prevent property damage and loss of life by prohibiting development on lands with flood and erosion susceptibility, organic soils and extreme slopes.

### 5.4.3 Permitted Uses

The uses and activities permitted within areas designated as Environmental Protection shall be limited to conservation, forestry, wildlife areas, fishery resource management, public or private parks, and outdoor recreational activities which can be developed without adverse environmental impacts.







#### **5.4.4 Construction Restrictions**

No buildings, structures, site alteration, or the placing or removal of fill of any kind whether it originates on site or elsewhere shall be permitted in Environmental Protection areas except for structures or fill are to be used in flood or erosion control and have been approved by Council or senior levels of government.

#### **5.4.5 Setbacks**

Building setbacks may be imposed from the boundaries of Environmental Protection areas as found in the implementing Zoning By-law or otherwise as the result of an approved Environmental Impact Assessment. The severity of the hazard or the sensitivity of the environment shall be the determining factor.

#### **5.4.6 Mineral Extraction**

While generally not acceptable, there may be site-specific circumstances, under which the removal or placement of mineral aggregate material in conjunction with lands designated, as Environmental Protection will be considered. Approval would be granted through the Aggregate Resources Act and a rezoning to permit mineral aggregate extraction, after Council has determined that the operation will not alter the floodplain or any environmentally sensitive area so as to cause detrimental impacts.

#### **5.4.7 Non-Conforming Uses**

The expansion of existing non-conforming uses located within areas designated, as Environmental Protection shall generally not be permitted. However, Council may consider allowing expansion or replacement if it is satisfactorily demonstrated that this would not result in increased flood hazards, or adverse impacts on wetlands, or other significant environmental values. In such circumstances, Council may require flood proofing measures or mitigation measures to preclude adverse environmental impacts.

#### **5.4.8 Floodplains**

When there is doubt that the Environmental Protection mapping adequately reflects the flood hazard, an applicant for new development may be required to obtain a detailed engineering study to more accurately determine the level and extent of the regulatory flood. Such a study must consider the cumulative impacts of the development on the flood plain upstream and downstream from the development. Where such studies result in changes to mapping, an Official Plan Amendment will not be required.



New development is not permitted within areas subject to regulatory flood except for flood erosion control structures, or structures, like docks, which by their nature must be located on a shoreline.

## 5.5 SHORELINE AREAS

All of the shoreline areas in the Municipality are designated as Shoreline with the exception of those within the Community Areas designation. This designation is not intended to anticipate that all of the shoreline will become developed for permitted uses. Rather, it is intended to reflect that the shoreline areas are an ecological unit that must be considered in its entirety.

### 5.5.1 Goal

To ensure sustainable development practices and maintain and enhance where possible water quality, protect the ecological, natural, visual and aesthetic character of the lakes and shorelines, and protect the recreational, social, accessible and environmental qualities of the lakes and rivers while promoting opportunities for sustainable recreation and tourism development.

### 5.5.2 Objectives

- a) To protect the visual qualities of the lakes and rivers and to protect or enhance the natural shoreline character;
- b) To protect wetlands, wildlife habitat areas and fish habitat from incompatible development;
- c) To maintain or improve the ecological, scenic or recreational character of the Municipality's lakes and rivers and those lands that are visually connected to the shoreline;
- d) To ensure that shoreline development does not have an adverse impact on the quality of lake water and, wherever possible, to rehabilitate and naturalize shoreline areas that are currently developed;
- e) To encourage an increased awareness of the sensitivity of the environment and environmental stewardship of shorelines;
- f) To ensure that development, redevelopment and the increased use of shoreline properties does not result in additional environmental impacts;
- g) To promote the maintenance or enhancement of native vegetation buffer areas in all shoreline areas;
- h) To promote the use of septic systems with soils that have a demonstrated ability to effectively eliminate phosphorus in all shoreline development;





- i) To exercise appropriate municipal development control in order to achieve a consistently higher standard of accessible site, building and landscape design in the shoreline areas;
- j) To ensure that the Municipality plays an active role in the development of government owned lands in the shoreline area and that these lands are developed in accordance with the policies of this Plan;
- k) To encourage and support the development of lake management plans that identify and protect the unique social, cultural and ecological values of different lakes in the Municipality; and
- l) To provide opportunities to improve and enhance the quality of tourist facilities and the variety of tourism related businesses in the Municipality.

### 5.5.3 Permitted Uses

Permitted uses in areas designated Shoreline on Schedule 'A' shall include detached dwellings, commercial tourist resorts with associated commercial uses, lodges, motels, hotels, marinas, and recreational activities.

Additional residential units may be permitted, subject to the policies of Section 4.15.3 of this Plan.

### 5.5.4 Development Standards

- a) Unless otherwise specified, new lots should be no smaller than 1.0 ha in area with 90 metres of water frontage. Larger lots may be required in areas where environmental or physical constraints exist on the lands and on narrow channels (less than 120 metres) or small water bodies less than 40 ha, in deer wintering or in or adjacent to sensitive fish habitat. Lot lines should follow existing features and terrain and should be configured so that conflicts between abutting properties will be avoided.
- b) Horn Lake has been identified as a lake trout lake that is at capacity. New development including additional lot creation or redevelopment of existing developed lots that would result in more intensive use, shall generally not be permitted except as provided for in Section 4.3.
- c) It is a policy of this Plan to permit one additional cottage and accessory buildings where the parcel may otherwise be eligible for a severance and the additional buildings are located in conformity with the provisions of the Plan as if the lots were separated. Site specific zoning may be used to enable the additional dwelling and prevent the further division of the lands.
- d) Tourist commercial developments may be permitted on the basis of 2 metres frontage per person that can be accommodated on the property and a maximum density that does not exceed 10 units per hectare (4 units per acre) where a unit is defined as a rental cottage or a camp site, or room in a hotel,



motel or lodge. The minimum lot frontage shall be 180 metres and the minimum area 2.0 ha.

- e) Densities up to 25 per cent in excess of these requirements may be permitted through an amendment to the zoning by-law subject to the developer entering into a Site Plan Agreement with the Municipality, wherein additional facilities such as a golf course, swimming pools or other land based recreational facilities are provided.
- f) Densities permitted for developments based on fractional ownership shall be based on the nature and built form of the development. Developments in the form of individual cottages shall meet the frontage and density requirements for residential uses. Developments in the form of tourist resorts with communal facilities and commercial services shall be based on the policies for tourist commercial developments.
- g) Tourist commercial activities shall have frontage on a maintained municipal roadway or Provincial Highway and be buffered from dwellings on neighbouring properties.
- h) New tourist commercial developments will require an amendment to the Zoning By-law.
- i) No development should be permitted which would result in a waterbody being developed to a point of being over capacity as estimated by MECP or the MNDMNR or as demonstrated by a Lakeshore Capacity Assessment completed in accordance with the Lakeshore Capacity Assessment Handbook. Any development within 300 metres of a waterbody shall be deemed to have an impact on the waterbody.
- j) The assimilative capacity of lakes in the Municipality according to the biological carrying capacity is shown in Appendix No.1 to this Plan. This Appendix will be updated without amendment to this Plan as more current studies are completed.
- k) Should development be proposed which may bring a lake near the estimated capacity, Council shall only consider such a proposal after the developer has submitted an impact report prepared by a qualified professional to satisfy the concerns of Council. In such instances approval of the development may be subject to additional requirements contained in the Zoning By-law, site plan approval or subdivision agreements.
- l) In no case shall any development exceed the capacity of the waterbody to sustain additional development from either a biological and a recreational perspective. For the purpose of this Plan, development shall include new lot creation or additions to commercial operations. These policies shall not restrict residential development on existing lots of record.
- m) Biological Carrying Capacity shall be based on development that does not result in the lake reaching its capacity to accommodate additional





development. This will be determined using the principles and methodology in the Lakeshore Capacity Assessment Handbook or any successor document.

- n) Once the capacity of a lake is established in accordance with this Plan, no more than 20 per cent of that remaining capacity shall be permitted in any calendar year on lakes that can still accommodate development.
- o) Development in Shoreline areas shall generally occur as a single tier of development adjacent to the shoreline.
- p) A limited amount of second tier development in the form of residential back lots may occur in areas where there is public access to the waterfront by means of a shoreline reserve, a public access or park area, or boat launch facility. Public access should be physically suitable and of adequate size to meet the needs of the development and should be provided within 300 metres of the proposed lots. Where such lots are approved, they should have a minimum frontage of 100 metres and a minimum lot area of 1.0 ha (2.5 acres).
- q) The effect of any proposed second tier development shall be considered with respect to both the recreational and biological carrying capacity of the adjacent waterbody and therefore no second tier development would be permitted on lakes at or near capacity, which would not meet one of the special circumstances listed in (q).
- r) Residential development may take the form of cluster developments where the residential development is set back from the waterfront and the waterfront area is maintained as open space for the use of abutting landowners. In such instances the density of the development shall not exceed 10 metres of frontage on the waterbody per unit or 2.5 units per gross hectare (1 unit per acre). This development shall occur by plan of subdivision or condominium.
- s) It is the intent of this Plan that new development in the Shoreline Area be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character. Creating lands that are suitable for development by blasting or filling the natural landscape or dredging the lake bottom shall not be permitted.
- t) Council supports the preparation of Lake Management Plans and Strategies that assess issues such as recreational carrying capacity, water quality, shoreline development, vegetation retention and health, shoreline erosion, cottage conversion and septic system maintenance and inspection and other issues important to lake communities. Such Plans are also encouraged to establish monitoring programs and/or remediation programs to be primarily implemented by local residents and stakeholders such as the Municipality, the County and the Province.
- u) Council will consider amendments to the Official Plan or Zoning By-Law where Lake Management Plans or Strategies formulate policies to reveal new planning issues not already addressed by this Plan. Where all or part of a Lake







Management Plan or Strategy is proposed to be incorporated by an amendment to this Plan and/or the Zoning By-Law, the following requirements must be met:

- i. It must be prepared by a qualified professional(s);
  - ii. It must demonstrate that an extensive program of public consultation has been facilitated;
  - iii. It must be consistent with the Provincial Policy Statement, as well as applicable Provincial guidelines and regulations; and,
  - iv. It must be consistent with the Vision and Principles of the Magnetawan Official Plan as well as the Objectives for the Shoreline designation.
- v) As part of the assessment of a proposed amendment to the Official Plan and/or zoning by-law, Council may undertake peer reviews of Lake Management Plans or Strategies and their associated background or technical studies. Costs incurred as a result of a third-party peer review of the Lake Management Plan will be borne by the proponent.
- w) In considering applications for waterfront development Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on cultural heritage resources. These measures will be addressed in archaeological assessment (land or marine) reports.





## 6.0 TRANSPORTATION

### 6.1 PROVINCIAL HIGHWAYS

Council will encourage the continued upgrading of Highways 124, 510 and 520 through the Municipality. Development adjacent to these roads should not reduce the effectiveness of these routes by reducing existing speed limits or creating traffic hazards. Properties must qualify for an entrance and sign permits, building and land use permits, and meet the minimum geometric and safety requirements of the Ministry of Transportation for access prior to any site development.

New entrances to Highways 124, 510 and 520 will not be permitted where an alternative access to a side road is available. New entrances will be permitted where no alternative access exists and where safety and operational criteria can be met to the satisfaction of the Ministry of Transportation.

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in vicinity of a provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will also be subject to Ministry of Transportation approval. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning.

Any outdoor storage and loading areas associate with commercial and industrial uses that back onto provincial highways are to be visually screened or appropriately located so as to not be visible to the traveling public.

### 6.2 MUNICIPAL ROADS

It is not a policy of Council to maintain those roads that are not presently maintained municipal roads, nor will the Municipality necessarily assume them. The Municipality may assume, open and maintain new municipal roads only when:

- a) the roads have been constructed to the current standards of the Municipality; and,
- b) the benefits, financial and otherwise, of assuming and maintaining the road outweigh the municipal costs.

Where seasonal development is approved on the basis of seasonal road access or access over an unmaintained municipal road allowance, Council may permit the development only where the owner enters into an agreement that acknowledges that municipal services to the lands may



not be available and that the Municipality assumes no liability to provide services to the development. A limited services agreement is to be registered on title.

### **6.3 PRIVATE ROADS**

Existing private roads may continue to be used but may not be extended unless all current property owners are in agreement.

Council may permit the creation of new private roads in the Municipality by plan of condominium.

New development of seasonal residences on existing private roads may be permitted where it is considered infilling between existing residential units. No new development of permanent residences may be permitted on existing private roads.

### **6.4 MAGNETAWAN RIVER WATERWAY**

Council recognizes the importance of maintaining navigation on the Magnetawan River system to the economy and culture in the Municipality. The Municipality will seek opportunities to protect and improve navigation and infrastructure supporting the waterway as a major transportation link in the community. Council will seek to ensure that existing portage routes remain in public ownership.

### **6.5 TRAILS**

The Municipality currently contains a number of portages, trail and corridor systems that support a wide range of linear recreational activities including canoeing, snowmobiling, ATV's, walking, biking, and skiing. The trail and portage systems and the activities that they support are significant components of the Municipality's tourism infrastructure. As such, it is a goal of this Plan to identify, protect, improve and expand the network of portages, trail and corridor systems for the Municipality and for the broader regional economic benefits. The existing trail systems, including the "Park to Park", Seguin, and the Nipissing Trails are shown on Schedule "B" to this Plan

The Municipality is also the home of a number of TOPS snowmobile trails, which also provide a significant contribution to the local economy. It is a policy of this Plan that any proposed development abutting the trail systems shall be required to consider the impact of the development on the continued functioning of the trail and identify potential impacts and mitigation measures with respect to ensuring the continued operation of the trail. It is also a





policy of this Plan that any proposed development adjacent to the trail systems shall consider possible linkages to the system.

Many of these routes are shown conceptually on Schedule "A". The location of these routes may change without an amendment to this Plan. Crossings of Provincial Highways will require the approval of the Ministry of Transportation. Crossings of waterway may require the approval of the Ministry of Natural Resources, the Ministry of the Environment and/or the Department of Fisheries and Oceans.

## 6.6 HERITAGE ROUTES

Council supports the development of Heritage Routes that weave through the Municipality, providing linkages for hiking, cycling, and car touring and highlighting cultural heritage resources. Selected Heritage Routes are identified and identified on Schedule "C". At present, Nipissing Road is the only designated Heritage Route in the Municipality.

In support of developing the Heritage Routes, Council may:

- a) prepare guidelines or standards to protect cultural heritage features and resources along heritage routes. The design guidelines will provide protection for existing trees and landscape features, and will ensure that the general heritage appeal and viewsapes are protected and enhanced;
- b) coordinate clear and consistent signage along the Heritage Routes that may serve wayfinding and/or educational purposes;
- c) cooperate with the adjacent municipalities to ensure Heritage Route signage is coordinated with any other local signage.
- d) support the development of appropriate scenic lookouts and other complementary uses along Heritage Routes, provided that such uses:
  - i. are small in scale;
  - ii. are in keeping with, and complementary to the passive recreational character of the Route;
  - iii. have minimal impact on the surrounding public and/or private land uses;
  - iv. have no significant negative impacts on the natural environment or on cultural heritage resources; and
  - v. will not require the extension of the municipal water supply or sanitary sewage services; and,
- e) enhance cycling and driving conditions along the Heritage Route corridors. Wherever possible, linkages to other recreational driving routes and cycling/hiking trails in the Region should be achieved.





To support the tourism role of Heritage Routes, the Municipality will promote the Heritage Routes and include the Magnetawan Heritage Routes in its promotional materials and activities.

## **6.7 ROAD ALLOWANCES**

The Municipality will not stop up or sell unmaintained road allowances where there is any possibility that there is a potential future public use for the lands. Road allowances leading to water will not be sold to abutting property owners unless there is other public access to the water in the immediate area.

The sale of shore road allowances may be permitted by the Municipality where there are no environmental, cultural, or other public interests that may be affected by the sale of these lands.

## **6.8 COMMUNICATION TOWERS**

While recognizing the authority of the Federal government with respect to communication facilities, Council will require public consultation and consideration of the visual impacts of communication towers prior to such facilities being located in the Municipality. Communication towers should avoid locations that are visually prominent from lakeshore areas and areas that have historic or cultural significance.

## **6.9 UTILITY CORRIDORS**

The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. As such, electric power facilities are permitted in all land use designations without an amendment to the Plan.







## 7.0 LAND DIVISION

### 7.1 SEVERANCES

Applications for land division through the consent process shall only be considered if the proposal is minor in nature, does not result in unnecessary expansion of the present level of municipal services, is in compliance with the Objectives and General Development policies of this Plan and the applicable Land Use policies for the designation in which the land is located.

#### 7.1.1 Evaluation Criteria

Every severance application received by the Municipality for the purpose of creating a new lot shall meet the following criteria:

- a) A registered plan of subdivision is not necessary for the orderly development of the lands, provided there is registered legal description;
- b) the lot size and setback requirements will satisfy specific requirements of this Plan and meet the implementing zoning by-law requirements;
- c) the proposed lot must front on a publicly maintained road or, within the Shoreline designation, between existing lots on an existing private road with a registered right-of-way to a municipally maintained road or be a condominium unit, which may be created on private roads having access to a municipal year round road;
- d) Proposed lots on seasonally maintained or privately maintained roads (including those by Plan of Condominium) will require a limited services agreement;
- e) lots for hunt camps, fishing camps, wilderness tourist camps or similar uses may be permitted on unmaintained municipal road allowances or on private right of ways to publicly maintained roads provided that the appropriate agreements (e.g. limited services agreement) are in place to ensure that the Municipality has no liability with respect to the use of these roads;
- f) the lot must have an entrance in a location where traffic hazards such as obstructions to sight lines, curves or grades are avoided;
- g) the lot size, soil and drainage conditions must allow for an adequate building site and to allow for the provision of an adequate means of sewage disposal and water supply, which meets the requirements of the Building Code, the lot must have safe access and a building site that is outside of any flood plain or other hazard land;
- h) notwithstanding subsection c), lots created for seasonal or recreational purposes may be permitted where the access to the lot is by a navigable waterbody provided that Council is satisfied that there are sufficient facilities for mainland parking and docking;



- i) any lot for permanent residential use shall be located on a year round maintained municipal road or Provincial highway;
- j) in the Rural designation, new lots created by consent shall be limited to the following:
  - i. A maximum of two (2) lots may be created by consent per land holding.
  - ii. New lots must comply with the regulations as set out in the implementing Zoning By-law.
  - iii. All new lots within the Rural designation must meet the character of the surrounding rural landscape, as defined in Section 5.3.
- k) the creation of any lot will not have the effect of preventing access to or land locking any other parcel of land.
- l) any severance proposal on land adjacent to livestock operations shall meet the Minimum Distance Separation Formula I in accordance with the MDS Guidelines and shall demonstrate that the proposed water supply has not been contaminated from agricultural purposes.
- m) The creation of any lot shall be required to abide by all relevant policies in this Plan and the implementing Zoning By-Law.

## 7.2 SUBDIVISIONS AND CONDOMINIUMS

Where three or more lots are to be created from a single parcel of land existing as of the date of adoption of this Plan, a plan of subdivision or vacant land condominium shall generally be required. Exceptions to this policy may be considered where there are no residual lands resulting from the development and there is no need to extend municipal services including roads.

In considering a proposed plan of subdivision or condominium, Council shall ensure that all costs associated with the development of the land are borne by the developer.

All roads within a plan of subdivision shall be constructed to Municipal standards and shall be dedicated to the Municipality. Subdivisions for permanent residential purposes within the Communities shall have hard surfaces. Road standards for vacant land condominium developments may be less than those required for municipal roads.

Prior to considering a plan of subdivision or condominium, Council and the approval authority shall require the applicant to submit professional reports addressing the Development Criteria in Section 4 of this Plan.





## 7.3 PARKLAND DEDICATION

The minimum parkland dedication as part of a plan of subdivision or consent shall not include lands which are unsuitable for parkland development.

Where possible, parkland shall be taken on lands adjacent to a waterbody.

Where the Municipality takes cash in lieu of parkland, the Municipality shall base the amount of cash taken on 5 per cent of the value of the land immediately prior to draft plan approval. Alternatively, the Municipality may pass a by-law to establish standard parkland dedication fees that represent a reasonable estimate of 5 per cent of the value of certain lands prior to the date of draft approval.

# 8.0 IMPLEMENTATION

The following policies are intended to provide direction for the decisions of Council and the use of By-laws, Regulations and Development Agreements that will implement policies outlined in this Plan.

## 8.1 INDIGENOUS PEOPLES AND THE DUTY TO CONSULT

The Municipality of Magnetawan is located on Anishinanbek territory and is home to Ojibway, Chippewa, Odawa and Pottawatomi lineage. Mohawk people from the Haudenosaunee Confederacy also reside in the area, and the region is now home to many diverse First Nations, Inuit and Metis people.

In the spirit of reconciliation, in acknowledging the “free, prior and informed consent” as set out in the United Nations Declaration on the Rights of Indigenous Peoples as applied and interpreted by Courts of competent jurisdiction, and the right to carry out traditional pursuits in a respectful and unrestricted manner, the Municipality of Magnetawan will work to build relationships with the of the Magnetawan Atik Anishnaabe and other Indigenous peoples and community. “Free, prior and informed consent” involves consulting prior to development and gaining consent before moving forward, where appropriate.

In the spirit of reconciliation and the Aboriginal and treaty rights as set out under Section 25 of the Constitution Act, 1982, the Municipality shall work with of the Magnetawan Atik Anishnaabe





and other Indigenous peoples and communities on building a constructive and cooperative relationship based on mutual respect.

Under this Plan, the Municipality will continue efforts to engage with regional Indigenous Communities on protocols for land use and development approvals. This approach will balance the growth and development requirements of the PPS while acknowledging the traditional knowledge and cultural heritage of the Magnetawan Atik Anishnaabe and other Indigenous communities.

The Municipality acknowledges the value of the traditional knowledge and cultural heritage of Indigenous communities and will encourage further partnerships to achieve the objectives of this Plan, support mutual learning and understanding and strengthen relationships. Involvement and engagement with Indigenous communities will occur as early as reasonably possible on future planning proposals.

## 8.2 PRE-CONSULTATION

Prior to the submission of any development application for which the Municipality is the approval authority, applicants shall pre-consult with staff in the Municipality or a Planning Consultant retained by the Municipality in accordance with the provisions of this Plan and the Municipality's Pre-consultation By-law. The pre-consultation process is intended to address the requirements for a completed application and may require more than one pre-consultation meeting and involve other agencies and Municipal Departments. The Municipality is required to adopt a Pre-Consultation By-law.

In preparation for pre-consultation, prospective applicants shall have reviewed this Official Plan and Municipality's Zoning By-law with respect to their development proposal. Furthermore prospective applicants are expected to provide concept sketches of sufficient and reasonable detail to facilitate an effective pre-consultation meeting.

## 8.3 COMPLETE APPLICATION

In accordance with the provisions of subsection 22(6.1), 34(10.4) of the Planning Act, any application submitted to the Municipality of Magnetawan in support of a development proposal must be deemed to be a complete application and be accompanied by the appropriate fee, before any processing will begin. Any required background reports, studies documents and materials must be prepared and submitted to the satisfaction of the Municipality. Should it be determined that through the review process, that the submission is incomplete, inadequate or further issues need to be addressed, additional information may be required. The authority to deem an application complete may be delegated to Staff by By-Law. A checklist may be utilized





to assist in ensuring the appropriate reports and studies are submitted to deem an application complete.

## 8.4 ZONING BY-LAW

The policies of this Plan will be implemented through a new comprehensive Zoning By-law adopted under Section 34 of the Planning Act.

### 8.4.1 Non-Conforming Uses

Legally existing uses that do not comply with the Land Use designations outlined in this Plan may be zoned to permit the continuation of the use and may provide for limited expansion provided that the Development Policies of this Plan are met.

Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

### 8.4.2 Temporary Uses

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

- i. the temporary use does not require major capital investment or alteration to the existing landscape;
- ii. the proposed use is compatible with surrounding land uses;
- iii. the proposed use does not require the extension of municipal services;
- iv. the developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted;
- v. the By-law shall specify a maximum time period for the use to be permitted; and,
- vi. the proposed use will not have a negative impact on natural heritage features such as, but not limited to, wetlands, fish habitat and deer wintering areas.

### 8.4.3 Archaeological Resources

In the interest of conserving the integrity of archaeological resources, Council may adopt zoning by-laws to prohibit any land-use activities or the erection of buildings and structures on a site that contains a significant archaeological resource as permitted under Section 43(1)(3.3) of the *Planning Act*.





## 8.5 SITE PLAN CONTROL

The Municipality may utilize Site Plan Control to ensure that development in the Municipality is attractive and compatible with adjacent uses. Site Plan Control will be applied to all commercial and industrial development in the Municipality. Where special environmental features are required to mitigate impacts of residential development, the Municipality may use Site Plan Control for residential developments. The entire Municipality shall be designated as a Site Plan Control Area.

Council may delegate Site Plan Approval to Staff by By-Law in order to ensure that the process does not create undue delay or additional costs in the development process.

As a condition of Site Plan approval, Council may require the dedication of lands adjacent to existing roadways in order to ensure that the minimum road allowance of 20 metres is obtained.

## 8.6 HOLDING PROVISIONS

Council may utilize Holding provisions as provided for under Section 36 of the Planning Act in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of a development. Where Council uses a Holding provision, the use of land may be restricted to existing uses until one or more of the following conditions have been fulfilled:

- i. a site plan agreement or subdivision agreement as may be required, has been executed between the municipality and the developer;
- ii. all engineering plans and arrangements with respect to municipal services have been completed; and,
- iii. the financial requirements of the municipality have been satisfied.

## 8.7 PUBLIC MEETINGS

Council shall hold public meetings for planning applications in accordance with the requirements of the Planning Act. However, Council may eliminate the requirement for public Notice of a meeting for an Official Plan Amendment or Zoning By-law Amendment which:

- i. changes section numbers or the order of text but does not add or delete sections;
- ii. consolidates amendments, which have previously been approved;
- iii. corrects typographic, grammatical or mapping errors which do not effect the intent or application of the policies or provisions of the plan; and/or





- iv. rewords policies or re-illustrates mapping for the purpose of clarification only without changing the intent or purpose of the policies or mapping.

Council will establish administrative policies for ensuring that Notices of Public Meetings are given in a manner that recognizes the high proportion of seasonal residents in the Municipality.

## 8.8 MAINTENANCE AND OCCUPANCY BY-LAW

The objective of implementing a Property Standards By-law is to maintain property values and the enjoyment of private property. Council may pass a By-law under the Building Code Act to establish minimum standards for:

- i. the physical condition of buildings and structures use;
- ii. the physical condition of lands; and
- iii. the adequacy of sanitary facilities.

## 8.9 SIGNS

Council may pass a By-law under the Municipal Act to regulate the placement and design of signs in the Municipality. Council may appoint a Committee or a staff person to review proposals for signs and ensure that they meet a high level of design standard and placement in the Municipality. Signs located adjacent to Provincial Highways require the approval of the Ministry of Transportation. The Municipality will seek cooperation from the Ministry of Transportation when dealing with signs adjacent to Provincial Highways.

## 8.10 SITE ALTERATION

In order to protect the scenic characteristics and natural features of the shoreline areas Council may pass a Site Alteration By-law pursuant to the Section 142 of the Municipal Act. This By-law would require any blasting, placement or removal of fill or alteration of grade to be approved by the Municipality.

All applicants for permits to alter a site would be reviewed based on the policies of this Plan. Permits may contain conditions relating to preservation of vegetation, rehabilitation and the best management practices.



## 8.11 AMENDMENTS TO THE PLAN

An amendment to Schedule 'A' or the text of this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to Schedule 'A' with a view of designating additional areas for a particular use or changing the designated uses of a particular area, or changing the policies of this Plan, Council shall ensure that the following criteria are consistent with the Provincial Policy Statement (2020):

- a) the need for the proposed use;
- b) the extent to which the existing areas which are designated for the use are developed, and the nature and adequacy of such existing development;
- c) the physical suitability of the land for such proposed use;
- d) the location of the areas under consideration with respect to:
  - i. the adequacy of the existing and proposed roadway system;
  - ii. the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety;
  - iii. the adequacy of the water supply, sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports which Council shall request from the developer and subject to the approval the Ministry of the Environment, the Medical Officer of Health and any other appropriate authority deemed advisable;
  - iv. the compatibility of such proposed use with uses in the surrounding area;
  - v. the potential effect of the proposed use on the financial position of the Municipality; and,
- e) the impacts of the proposed use on the natural environment.
- f) Provincial Legislation and regulations, including but not limited to Section 2 of the Planning Act, and provincial Policies implemented under Section 3 of the Planning Act, and other Provincial policies and guidelines issued from time to time.

## 8.12 TECHNICAL REPORTS

Where this Plan requires the submission of any technical report such as a Hydrogeological Report or Environmental Impact Study, it is the responsibility of the proponent to prepare such reports at their own costs. All technical reports shall be prepared by professionals having the appropriate qualifications to complete the required studies. When Council or Staff is reviewing technical reports, they may retain independent experts to undertake a peer review of those reports. The costs of the peer review will be the responsibility of the proponent.





## 8.13 MONITORING

Following adoption of this Plan, Staff shall prepare an annual report outlining how the Plan is being implemented. This report shall include:

- a) the number of lots created in each designation and the proportion of lots created in the Communities in relation to the Rural Areas and the Shoreline Development Areas;
- b) the number of building permits issued for residential, industrial and commercial buildings;
- c) a summary of applications for rezoning and amendments to this Plan;
- d) population growth in the municipality; and
- e) the costs of any changes in the level of services provided by the Municipality as the result of development.

The Municipality will monitor water quality results obtained from all analyses received to determine if any significant changes to water quality are occurring as the result of development.

## 8.14 PLAN REVIEW

Following approval of this Plan by the Ministry of Municipal Affairs and Housing, the Basis, Objectives and Policies of the Plan shall be reviewed at least once every five years at a meeting of Council in accordance with Section 26 of the *Planning Act*. Should economic or social changes occur which necessitate an earlier review, or should the monitoring of the Plan identify areas that need further consideration, Council may direct such a review to be undertaken.

- a) The five year review shall consist of an assessment of:
  - i. the continuing relevance of the assumptions used to develop this Plan as found in Section 2 the Basis of this document;
  - ii. the degree to which the objectives of this Plan have been met;
  - iii. the effectiveness of the policies in the Plan in solving problems and realizing objectives;
  - iv. the effectiveness of policy guidelines in protecting water quality, heritage resources, natural resources and habitat and the environment within the Municipality; and,
  - v. plans and policies of other levels of government.



## 8.15 DELEGATION OF AUTHORITY

In an effort to streamline planning decisions and in accordance with Section 39.2 of the *Planning Act*, Council may, by by-law, delegate decisions dealing with minor amendments to Zoning By-Laws to a committee of Council or to an individual who is an officer, employee or agent of the municipality.

For clarity, By-Laws that are minor in nature may include, but are not necessarily limited to:

- a) the removal of a holding symbol.
- b) the authorization of a Temporary Use By-Law applicable to land, buildings or structures.
- c) other minor Zoning By-Law Amendments as may be deemed appropriate by the Municipality.

A delegation of authority made by Council may be subject to conditions and may be withdrawn in respect of one or more of the By-Laws described above, as outlined in the Delegation of Authority By-Law.

# 9.0 INTERPRETATION

## 9.1 LAND USE DESIGNATIONS

It is intended that the boundaries of the Land Use categories shown on Schedule 'A' of this Plan, shall be considered as general only, and are not intended to define the exact limits of such areas except in the case of roads, railways, and other physical barriers that provide definitive boundaries. Minor adjustments may be made to these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than minor adjustments, no areas or zones, except as provided in this Plan, shall be created that do not conform with this Plan.

## 9.2 USES

Examples of permitted uses as included in this Plan are intended to illustrate a range of activities in each respective land use designation. Specific uses and related regulations shall be defined for land use designations by the implementing Zoning By-law.







### 9.3 ACCESSORY USES

Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted.

### 9.4 APPROVAL AUTHORITY

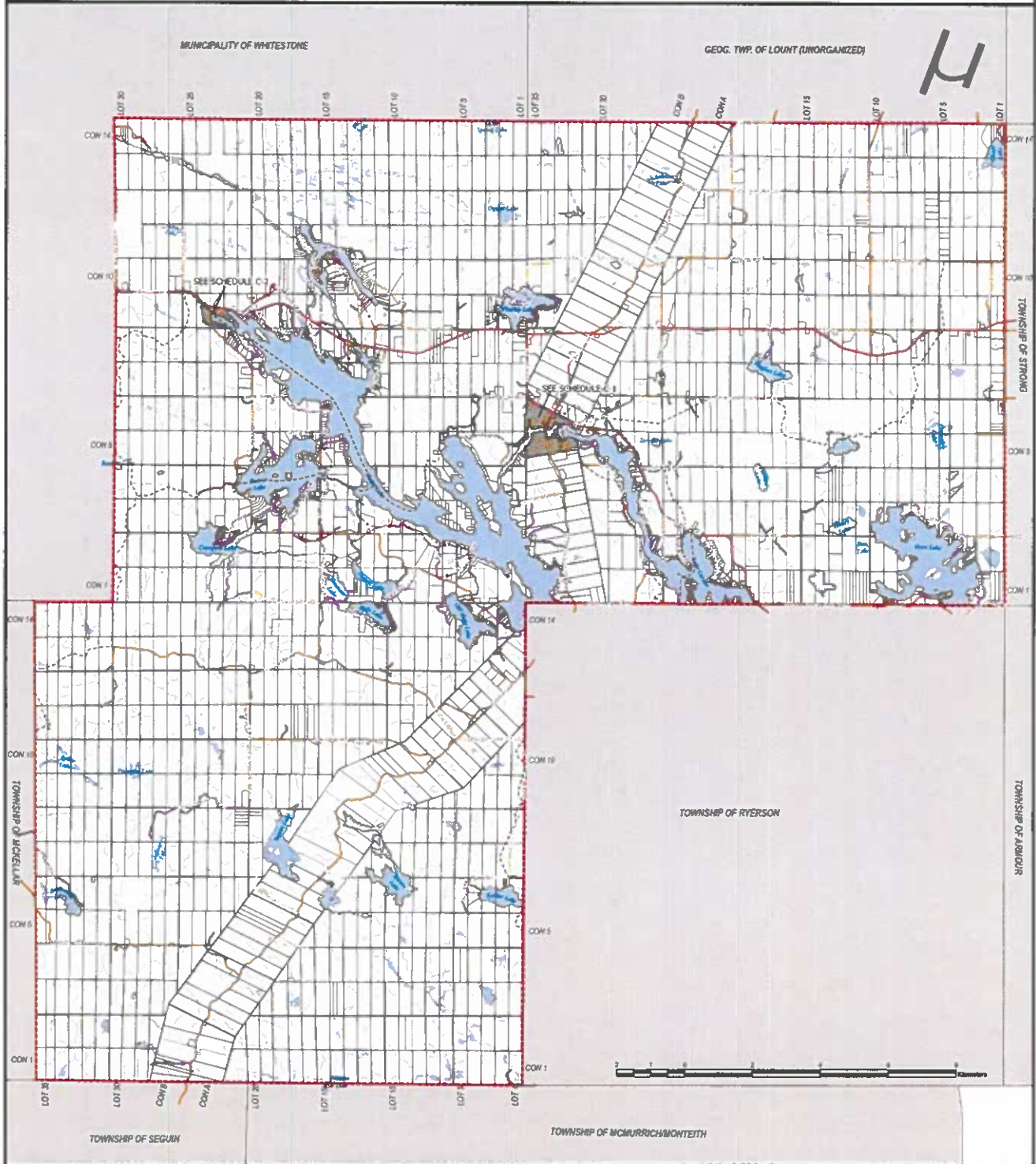
It is intended that wherever the words "Council" or "Municipality" appear with respect to being the approval authority that the policies apply if another authority, such as MMAH and the Planning Board, has that approval.



# MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN SCHEDULE "C" - TRANSPORTATION

**DRAFT**

Date Exported: 2022-04-14 9:09 AM



**BASEMAP FEATURES**

- MUNICIPAL BOUNDARY
- PARCEL
- LOT AND CONCESSION FABRIC
- WATERBODY
- WATERCOURSE

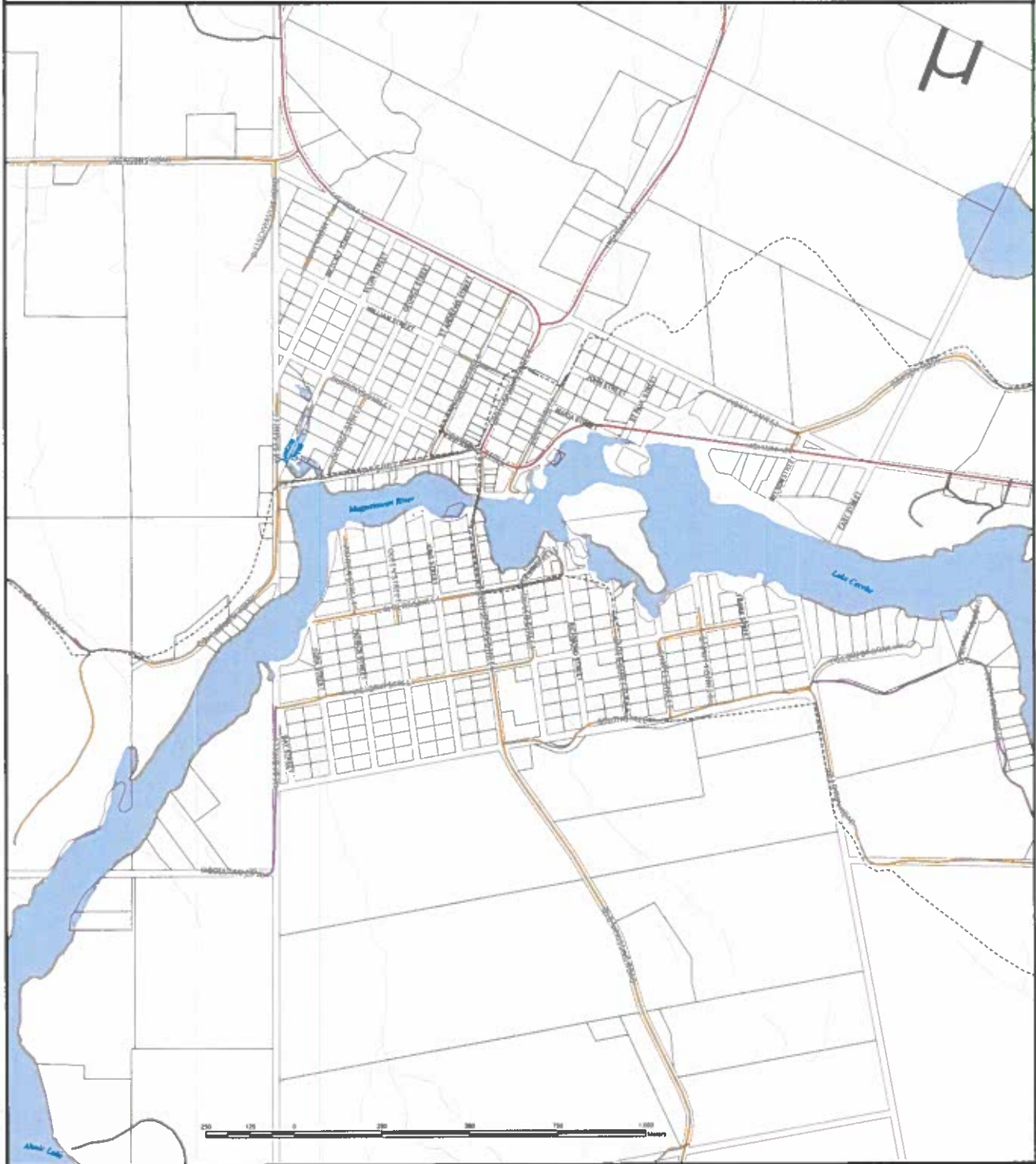
**SCHEDULE "C" LEGEND**

- UTILITY LINES
- OFSC TRAIL
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD (MAINTAINED YEAR ROUND)
- MUNICIPAL ROAD (SEASONALLY MAINTAINED)
- PRIVATE ROAD
- TRAIL

# MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN SCHEDULE "C-1" - VILLAGE OF MAGNETAWAN

**DRAFT**

Date Exported: 2022-04-14 9:10 AM



**BASE MAP FEATURES**

- PARCEL
- WATERBODY
- WATERCOURSE

**SCHEDULE "C-1" LEGEND**

- OFSC TRAIL
- UTILITY LINES
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD (MAINTAINED YEAR ROUND)
- MUNICIPAL ROAD (SEASONALLY MAINTAINED)
- PRIVATE ROAD
- TRAIL

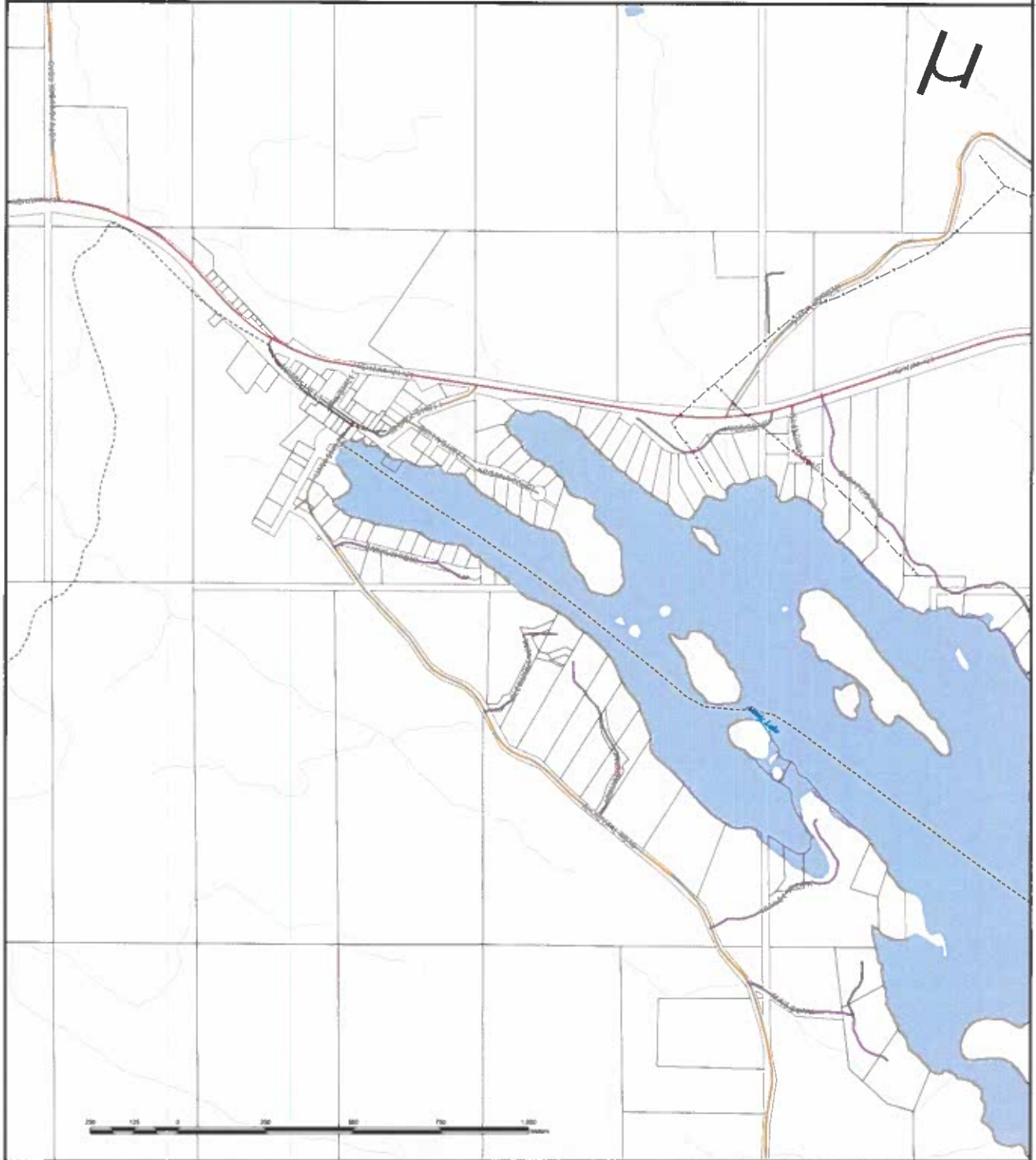




# MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN SCHEDULE "C-2" - AHMIC HARBOUR

**DRAFT**

Date Exported: 2022-04-14 9:11 AM



**BASE MAP FEATURES**

- PARCEL
- WATERBODY
- WATERCOURSE

**SCHEDULE "C-2" LEGEND**

- OFSC TRAIL
- UTILITY LINES
- PROVINCIAL HIGHWAY
- MUNICIPAL ROAD (MAINTAINED YEAR ROUND)
- MUNICIPAL ROAD (SEASONALLY MAINTAINED)
- PRIVATE ROAD



Municipality of  
Magnetawan

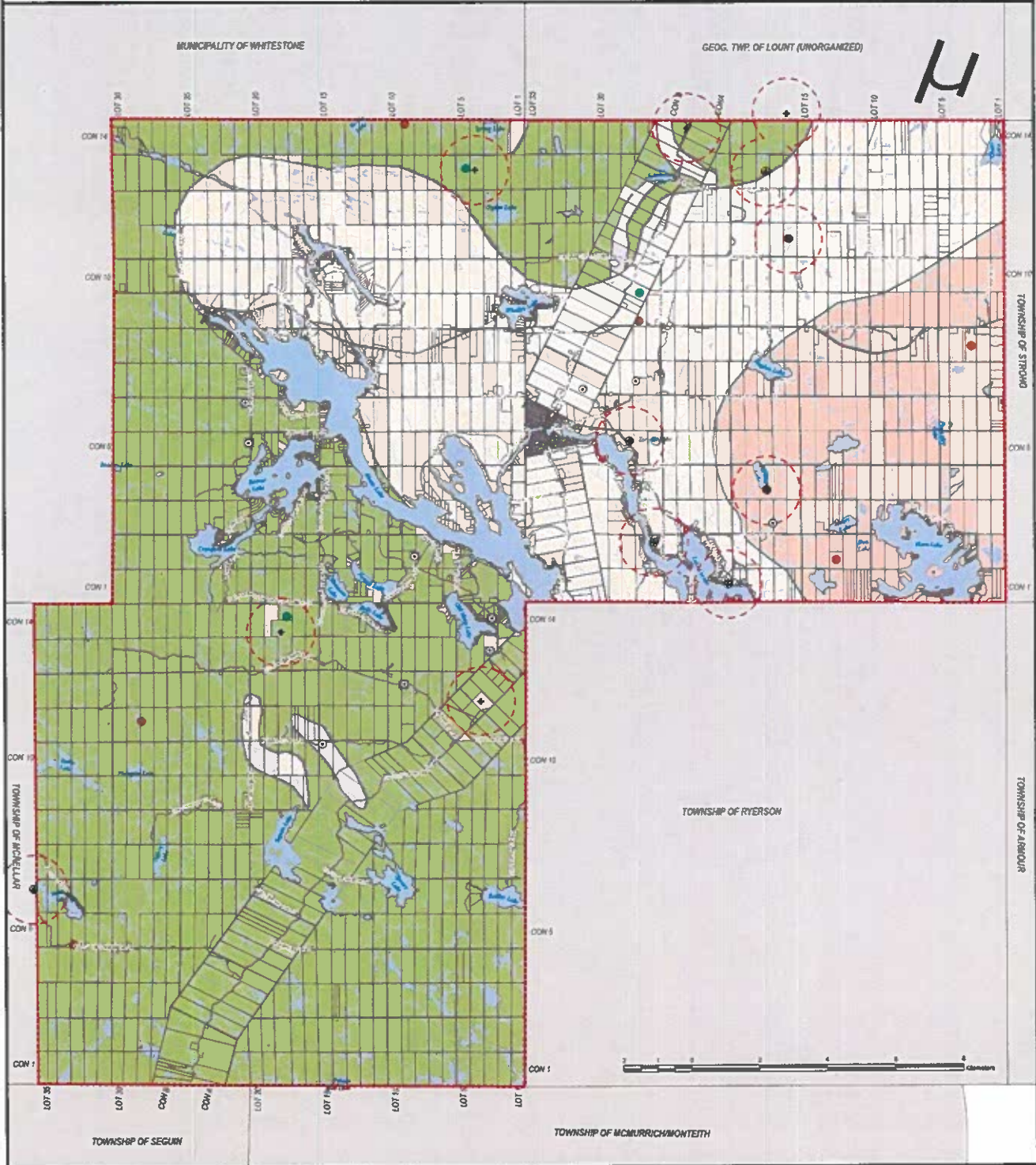


# MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

## SCHEDULE "D" - ABANDONED MINES & MINERAL RESOURCES

**DRAFT**

Date Exported: 2022-04-14 9:11 AM



**Legend**

- MUNICIPAL BOUNDARY
- ROAD
- ▭ PARCEL
- ▭ LOT AND CONCESSION FABRIC
- ▭ WATERBODY
- ▭ WATERCOURSE

**SCHEDULE "D" LEGEND**

- ◆ ABANDONED MINERAL INFORMATION SYSTEM SITES
- ▭ AMIS SITE BUFFER (1KM)
- BEDROCK GEOLOGY**
- ▭ Felsic igneous rocks
- ▭ Gneisses of metasedimentary origin
- ▭ Migmatitic rocks and gneisses of undetermined protolith
- ▭ Mafic rocks

**MINERAL DEPOSIT INVENTORY**

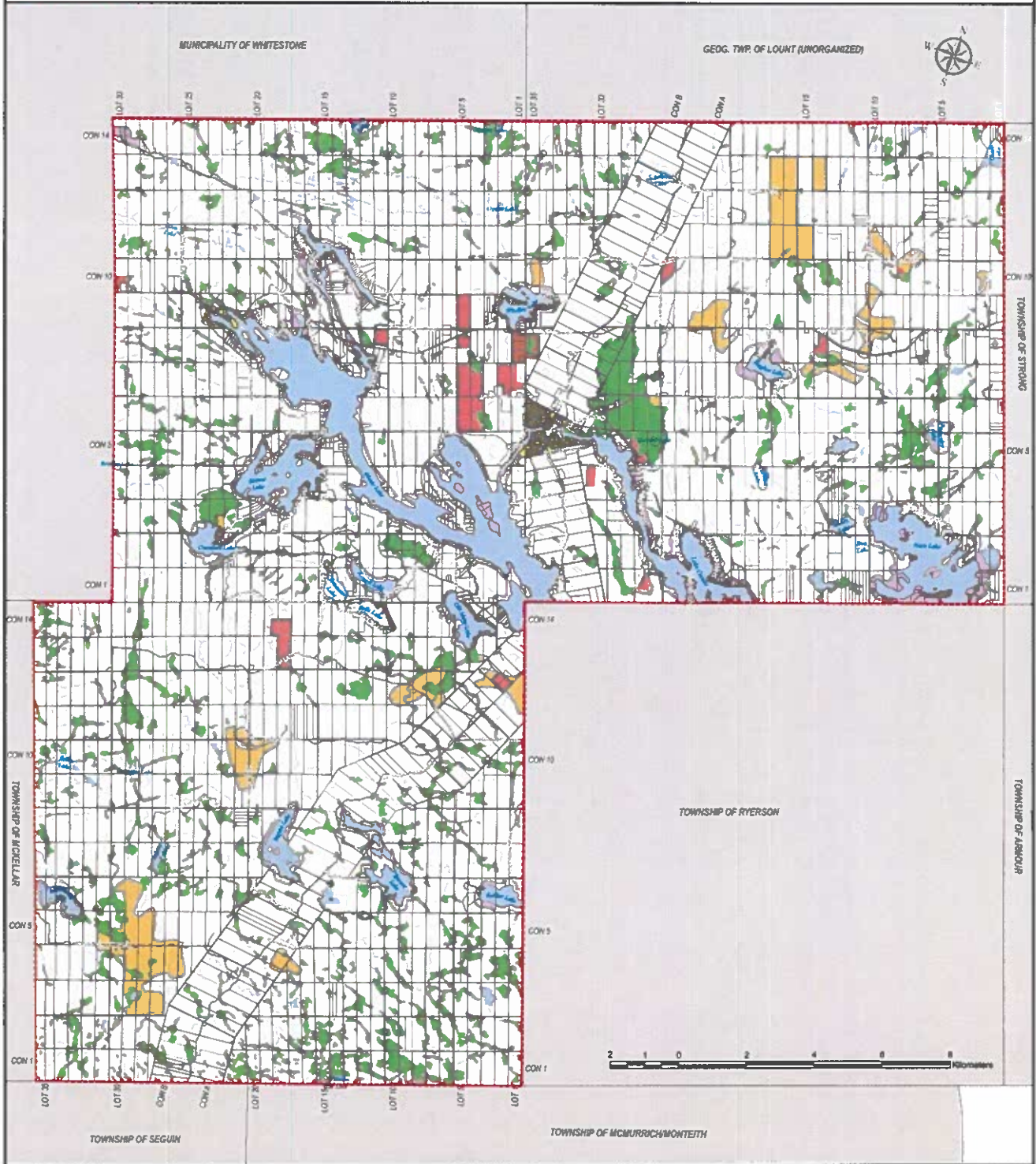
- ⊙ DISCRETIONARY OCCURRENCE
- MINERAL OCCURRENCE
- PAST PRODUCING MINE WITHOUT RESERVES
- PROSPECT



# MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN SCHEDULE "A" - LAND USE

**DRAFT**

Date Exported: 2022-05-02 9:47 AM



**BASEMAP FEATURES**

- MUNICIPAL BOUNDARY
- ROAD
- PARCEL
- LOT AND CONCESSION FABRIC
- WATERBODY
- WATERCOURSE

**SCHEDULE "A" LEGEND**

- AGRICULTURAL
- COMMUNITY BOUNDARY
- ENVIRONMENTAL PROTECTION
- EXISTING A.R.A. LICENSE AREA
- SHORELINE
- EMPLOYMENT AREAS
- RURAL

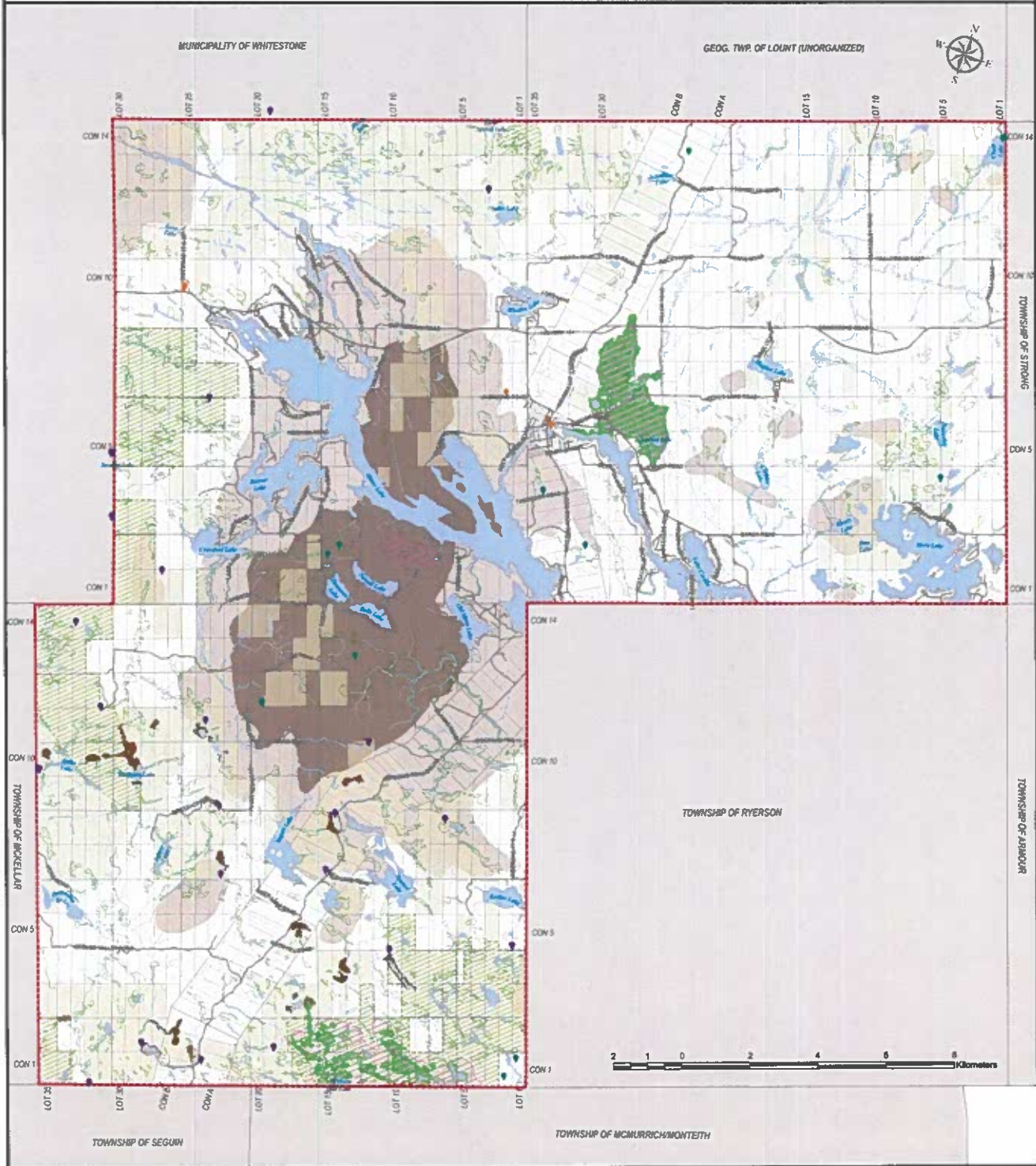


# MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN

## SCHEDULE "B" - ENVIRONMENTAL FEATURES

**DRAFT**

Date Exported: 2022-04-14 9:06 AM



**BASEMAP FEATURES**

- MUNICIPAL BOUNDARY
- ROAD
- PARCEL
- LOT AND CONCESSION FABRIC
- WATERBODY
- WATERCOURSE
- EX\_SURROUNDING (MUNI)

**SCHEDULE "B" LEGEND**

- SIGNIFICANT FLORA FAUNA
- EXISTING TRAILHEAD
- PRIVATE RECREATION CAMP
- CANDIDATE LIFE SCIENCE ANSI
- PROVINCIALLY SIGNIFICANT WETLANDS
- OTHER WETLANDS
- FISH HABITAT
- MOOSE AQUATIC FEEDING AREA
- DEER WINTERING AREA (STRATUM 2)
- DEER YARD (STRATUM 1)
- CONSERVATION AREA
- BROWN CAN...





form

**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
North (Sudbury)

159 Cedar Street, 4<sup>th</sup> Floor  
Sudbury ON P3E 6A5  
Tel: 705 564-0120

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux  
municipalités du Nord (Sudbury)

159, rue Cedar, 4<sup>e</sup> étage  
Sudbury ON P3E 6A5  
Tél: 705 564-0120



*Via Email only*

July 7, 2023

Erica Kellogg, Deputy Clerk Planning and Development  
Municipality of Magnetawan  
PO Box 70, 4304 Highway 520  
Magnetawan, ON POA 1P0  
[ekellogg@magnetawan.com](mailto:ekellogg@magnetawan.com)

**Re: Provincial Review Comments  
Municipality of Magnetawan – Official Plan  
Ministry File # 49-OP-212510**

Dear Erica Kellogg,

Thank you for circulating the Municipality of Magnetawan official plan draft to the Ministry of Municipal Affairs and Housing. We understand that this draft has been prepared under the terms of the criteria and policies of the Provincial Policy Statement, 2020 (PPS) and the Growth Plan for Northern Ontario.

As you may be aware, the government is making legislative, regulatory, and policy changes to help achieve its goal of building 1.5 million homes over the next ten years as part of the government’s housing supply action plans.

Recognizing the important role that official plans play in supporting housing and other economic development opportunities, the Municipality of Magnetawan is strongly encouraged to take the necessary steps towards adoption of the new official plan, including any required public consultation prior to Council adoption, in a timely manner. If you have any questions that would benefit from Ministry advice, we would be happy to arrange a meeting to discuss.

Once the Ministry receives the complete submission package for the adopted official plan, a proposal notice will be posted on the Environmental Registry in a timely manner to solicit additional public input. The Ministry will assess the Indigenous engagement undertaken and conduct a review of the official plan with circulation to relevant partner ministries as applicable. As a result of our review, the Minister may approve, approve with potential modifications, or refuse to approve in accordance with the Planning Act.

We trust that this information is helpful to the Municipality in its consideration of the draft official plan. As noted above, provincial staff are available to discuss your next steps and if you have any questions or concerns, please contact the undersigned. We look forward to working with you to finalize this important work and to helping Ontario build great communities that offer housing, jobs and opportunities for all.

Sincerely,



**Bridget Schulte-Hostedde**  
Regional Director, Municipal Services Office North  
Ministry of Municipal Affairs and Housing

**MUNICIPALITY OF MAGNETAWAN**

**NOTICE OF PUBLIC MEETING CONCERNING  
AN UPDATE TO THE MUNICIPALITY OF MAGNETAWAN OFFICIAL PLAN**

**TAKE NOTICE** that the Council of The Corporation of the Municipality of Magnetawan will hold a Statutory Public Meeting to consider the proposed Official Plan Updates, pursuant to Sections 26 of the Planning Act, R.S.O. 1990, c.P.13.on:

**Wednesday, September 28<sup>th</sup>, 2022**

**At 1:00 p.m. at the**

**Council Chambers, Municipality of Magnetawan Community Centre, 4304 Hwy #520, Ontario**

**Location of the Subject Lands**

The proposed Official Plan Amendment applies to the entire Municipality of Magnetawan, therefore, no Key Map has been provided.

**Purpose and Effect of the Proposed Official Plan Amendment and Zoning By-law Amendment**

The Draft Official Plan will guide how and where the Municipality of Magnetawan will grow to 2042. The Plan will apply new land use policy and schedules and will identify where various land uses can locate, plan for infrastructure needs, identify and protect the Municipality's natural features and water resources, and establish a vision for growing as complete, sustainable, and resilient communities across the Municipality.

The Municipality of Magnetawan's Official Plan must conform to and be consistent with all applicable Provincial plans and policies.

**Representation**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Magnetawan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Magnetawan before the by-law is passed, the person or public body is not entitled to appeal the decision.

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

**If you wish to be notified of the decision of the Municipality of Magnetawan on the proposed Official Plan, you must make a written request to the person at the address or email address provided below.**

**Information**

For more information about this matter, including information about appeal rights, contact the person below. Additional information relating to the proposed Official Plan including this Public Notice and the draft OPA (when prepared) is available for inspection at the Municipal Office in Magnetawan during regular office hours or on the Municipality's website at <https://magnetawan.com/residents/planning-zoning/official-plan-and-zoning-by-law-review>.

**Dated at the Municipality of Magnetawan this 7<sup>th</sup> day of September, 2022.**

Kent Randall

Principal Planner (EcoVue Consulting Services Inc.)

Municipal Planning Consultant

EcoVue Consulting Services Inc.

311 George Street North, Suite 200

Peterborough, Ontario K9J 3H3

Telephone 705-876-8343

[krandall@ecovueconsulting.com](mailto:krandall@ecovueconsulting.com)



# OPEN HOUSE



## OFFICIAL PLAN AND ZONING BY-LAW REVIEW

YOUR MAGNETAWAN



YOUR HISTORY



YOUR FUTURE



JOIN US FOR AN OPEN HOUSE TO REVIEW THE  
DRAFT DOCUMENTS

**SEPT 15, 2022**

**5:00PM – 7:00PM**

**DROP IN AT:**

**MAGNETAWAN  
COMMUNITY  
CENTRE**

**(4304 HIGHWAY 520)**

THE MUNICIPALITY OF MAGNETAWAN  
COUNCIL, STAFF AND ECOVUE  
CONSULTING ARE WORKING TO IDENTIFY  
AND RESPOND TO VARIOUS CONCERNS  
AND INTERESTS THROUGH THE REVIEW OF  
OUR PLANNING DOCUMENTS.

### **UNABLE TO ATTEND?**

REVIEW THE DRAFT DOCUMENTS ONLINE  
AND SEND  
YOUR PUBLIC COMMENTS TO:



705-387-3947



[planning@magnetawan.com](mailto:planning@magnetawan.com)



[www.magnetawan.com](http://www.magnetawan.com)



# OPEN HOUSE



## OFFICIAL PLAN AND ZONING BY-LAW REVIEW

**YOUR  
MAGNETAWAN**



**YOUR HISTORY**



**YOUR FUTURE**



**MAY 27, 2022**

2:00PM - 4:00PM  
AND/OR  
6:30PM - 8:30PM

**MAGNETAWAN  
COMMUNITY  
CENTRE**


(4304 HIGHWAY 520)

DROP IN

**JOIN US FOR AN OPEN HOUSE TO  
REVIEW THE DRAFT  
DOCUMENTS**

THE MUNICIPALITY OF MAGNETAWAN COUNCIL, STAFF AND ECOVUE CONSULTING ARE WORKING TO IDENTIFY AND RESPOND TO VARIOUS CONCERNS AND INTERESTS THROUGH THE REVIEW OF OUR PLANNING DOCUMENTS .

**UNABLE TO ATTEND?  
REVIEW THE DRAFT  
DOCUMENTS ONLINE AND  
SEND YOUR COMMENTS TO:**

 705-387-3947

 [planning@magnetawan.com](mailto:planning@magnetawan.com)

 [WWW.MAGNETAWAN.COM](http://WWW.MAGNETAWAN.COM)



**Municipality of  
Magnetawan**

Help Build Magnetawan's Future



**YOUR MAGNETAWAN**

**YOUR HISTORY**

**THEIR FUTURE**



**JOIN US FOR AN UPDATE ON THE OFFICIAL PLAN  
AND ZONING BY-LAW**

November 18th, 2021

2:00pm—4:00pm AND 6:30pm—8:30pm

**Magnetawan Community Centre  
4304 Highway 520**



Please note we would encourage in person attendance as this can assist with a more natural discussion. If you are unable to attend please submit your comments to [planning@magnetawan.com](mailto:planning@magnetawan.com).

Due to meeting within an event space, the Provincial guidelines stipulate that all attendees must be double vaccinated and show proof of vaccination, social distancing and face coverings will be required.

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P.O. Box 250  
PARRY SOUND, ONTARIO  
P2A 2X4

PHONE:  
(705) 746-2531  
FAX:  
(705) 746-5984

CHIEF  
Warren Tabobandung

CHIEF COUNCILLOR  
Brent Tabobandung

COUNCILLORS  
Craig Brown  
Joel King  
Chance Pedoniquotte-King  
Lindsay McConnell

Nicole Gourlay  
Deputy Clerk Planning & Development  
Municipality of Magnetawan  
P.O. Box 70,  
Magnetawan, ON P0A 1P0

[ngourlay@magnetawan.com](mailto:ngourlay@magnetawan.com)

November 16, 2021

Dear Ms. Gourlay,

**RE: Official Plan and Zoning By-Law Review Consultations**

Please accept this letter as confirmation that Wasauksing First Nation has received correspondence dated September 28, 2021 in regards to the above. Wasauksing First Nation and our citizens rely upon, and shall continue to rely upon, the health of the natural environment within our Wasauksing-Anishinaabe Territory for the wellbeing and survival of all and are recognized stewards of the land and waters as stated in our *Wasauksing First Nation External Consultation and Accommodation Protocol, 2016*.

Thank you for continuing to inform us of the ongoing changes and updates to your Official Plan and Zoning By-Law Review and we wish to continue to be involved throughout future processes. This letter does not constitute Wasauksing First Nation's consent or agreement to the above changes.

Should there be any negative residual effects or any impacts to our Aboriginal and/or Treaty Rights and lands or resources within our Wasauksing-Anishinaabe Territory, Wasauksing First Nation reserves the right to seek accommodation and mitigation measures from the Municipality of Magnetawan.

Thank you for extending invitation for engagement to Wasauksing First Nation. Should you have any further questions or concerns, please do not hesitate to contact me by email at [ccc@wasauksing.ca](mailto:ccc@wasauksing.ca) or via telephone (705) 746-2531 ext. 2260.

Sincerely,

Michele Ten Eyck  
Community Consultation Coordinator  
Wasauksing First Nation

Cc: Ryan Tabobandung, Director of Public Works  
Daniella Baker, Lands Manager  
Adam Good, CED

April 14, 2022

Regarding: Official Plan and Zoning By-law Review Update

Dear Indigenous Leaders,

The Municipality would like to provide an update from our September 29th, 2021 letter regarding the Official Plan and Zoning By-law Review in which we solicited for Indigenous consultations. As we continue to engage with stakeholders and residents, we would like to provide the Background Report, prepared by EcoVue Consulting and accepted by Council in March.

The Background Report highlights some important points and perspectives involved in the review process; Community Improvement Plans, Additional Residential Units, Stakeholder Engagement and Provincial Policy Statements.

Additionally, we would like to share our work to engage with the community, hosting both in person and online engagement as the review process has taken place amidst various COVID-19 restrictions for in-person meetings. The community engagement can be found on the Municipal website under the Residents → Planning and Development → Official Plan and Zoning By-law Review page, here you will find active surveys and feedback to date.

As the Review process continues, we will provide updates while also continuing to welcome feedback. Should you have questions or comments regarding the Review or this letter, please feel free to reach out at your convenience.

Regards,  
Nicole Gourlay  
Deputy Clerk Planning & Development



Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan receives the report from Deputy Clerk Planning & development Erica Kellogg – Municipal Accommodation Tax (MAT) and directs Staff to;

1. Bring back a draft Municipal Accommodation Tax By-law with a 4% levy, to a future Council meeting;
2. Enter a service contract with Avenue Analytics and Insights to act as the Municipality's collection agent for MAT;
3. Bring back to a future Council meeting a business case study as required under O. Reg. 599/06 as per Section 203(4) of the *Municipal Act, 2001, S.O. 2001, c. 25* as amended; and
4. Advertise for community leaders within the Municipality for the Magnetawan Association for Tourism (MAT).

Carried \_\_\_\_\_ Defeated \_\_\_\_\_ Deferred \_\_\_\_\_

\_\_\_\_\_  
Sam Dunnett, Mayor

Recorded Vote Called by: \_\_\_\_\_

**Recorded Vote**

<b>Member of Council</b>	<b>Yea</b>	<b>Nay</b>	<b>Absent</b>
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



## REPORT TO COUNCIL

To:	Mayor and Council
From:	Erica Kellogg, Deputy Clerk Planning and Development
Date of Meeting:	November 15 <sup>th</sup> , 2023
Report Title:	Municipal Accommodation Tax (MAT)

**Recommendation:** THAT Council receives and approves this report and directs Staff to:

1. Bring back a draft Municipal Accommodation Tax By-law with a 4% levy, to a future Council meeting;
2. Enter into a service contract with Avenue Analytics and Insights to act as the Municipality's collection agent for MAT;
3. Bring back to a future Council meeting a business case study as required under O. Reg. 599/06 as per Section 203(4) of the *Municipal Act, 2001, S.O. 2001, c. 25* as amended; and
4. Advertise for community leaders within the Municipality for the Magnetawan Association Tourism (MAT).

**Background:**

During the October 25<sup>th</sup> meeting of Council, By-law 2023-54 was passed regulating Short-term Accommodation properties within the Municipality. With the passing of this by-law Staff have been asked to seek information regarding the possible implementation of a Municipal Accommodation Tax (MAT). This report has been prepared in an effort to provide Council with an overview on how the Municipality could impose an accommodation tax, while also evaluating the implementation scope and financial implications of such.

Municipal Accommodation Tax Framework

In 2017 the Province passed Bill 127 *Stronger, Healthier Ontario Act* (Budget Measures) which permitted single-tier municipalities to levy a transient accommodation tax. Shortly thereafter, the Province enacted Ontario Regulation 435/17 *Transient Accommodation Tax*, which provides the framework to implement MAT, in accordance with Section 400.1 of the *Municipal Act* (The Act).

MAT is an accommodation tax applied only to transient accommodation properties. The Regulation does not contain a formal definition of transient accommodation, as a result municipalities are free to apply the tax to any and/or all transient accommodation. Generally speaking, the tax is applied to hotels, motels, inns, and other short-term accommodation entities. Since transient is defined as "lasting only for a short time", it is a general opinion of municipalities currently imposing the tax, that transient includes Short-term Accommodation properties.

MAT is applicable only to accommodation costs; this tax does not include additional service fees like room or cleaning fees. MAT is subject to Harmonized Sales Tax (HST 13%).

The O. Reg 435/17, being permissive in the scope of the implementation, requires that municipalities ensure the enacted MAT by-law is in accordance with Section 400.1 of the *Municipal Act*.

Section 400.1 (3) (a) of the Act provides permission to municipalities to, by by-law "provide exemptions from the tax". This allows municipalities to exercise discretion when imposing MAT on specific transient accommodation properties.

The Municipality's existing commercial transient accommodation properties (motel/inn/BnB etc.), pay commercial taxes. Short-term Accommodation properties on the other hand, being a similar commercial use, that directly impacts existing commercial accommodation properties, does not. With this inequality in mind, to achieve equality between the similar uses, Staff recommend MAT be applied only to Short-term Accommodation properties.

Collecting a Municipal Accommodation Tax from transient accommodation entities like Short-term Accommodation properties, will have a direct operating impact for those properties. Council should be advised that when evaluating an appropriate levy, levies that are too low may not generate the revenue needed to support third party collection, while a levy set too high may result in STA providers eliminating their operation entirely. STA operators will impose the MAT fee directly to the users of the STA; therefore, it is not a direct fee incurred by STA operators.

As noted on the Municipal website, the business directory has a total of 16 commercial accommodation properties, of which 9 operate seasonally. The encouragement of seasonal tourism in all seasons should be maintained. A reasonable MAT rate should be applied to ensure that transient accommodation remains a viable option in the future allowing continued economic and tourism growth.

Generally speaking, of the municipalities that have implemented MAT tax, 4% taxation appears to be a common percentage. However, some municipalities have opted to impose as high as 6% while others have opted for a per room, per night dollar value. Staff recommend a 4% MAT should Council choose to move forward.

By bylaw the Municipality can prescribe enforcement of non-payment. Enforcement can include interest penalties on unpaid MAT fees and any outstanding balances/interest can be applied to the tax roll which constitutes a lien on the lands.

The Municipality will need to enter into an agreement with a provider who, while acting as the Municipality's agent, will collect the MAT. Our third-party monitoring provider, Avenue Analytics and Insights (Avenue) can act as the Municipality's agent for a fee. While acting as the Municipality's agent Avenue will manage all aspects of collection including: remittance, audits, reminder notices and more. Staff will not be responsible for the administration of MAT.

MAT Rate	4%	Rate applied to the accommodation portion
Average Daily Rate	\$273.00	Source: Avenue Analytics and Insights
Occupancy Rate	58% (211 days/year)	Source: Avenue Analytics and Insights
Estimated STA's	133	Source: Avenue Analytics and Insights
Estimated Annual MAT Revenue	\$318,066	Calculated based on the above information
Estimated Admin. Cost	\$60,000	Based on verbal estimate for collection by Avenue Analytics and Insights (current monitoring provider)
Estimated Annual Net Revenue	\$246,447	50% of the net revenue will be distributed to "eligible tourism organizations" (\$134,000) the remaining funds are provided directly to the Municipality

(Average daily rate x occupancy rate (211 days)) x 133 properties – 4%

## MAT Revenue Distribution

Revenue generated from MAT is handled in two ways: 1) at minimum, 50% provided to an approved non-profit tourism organization and 2) remaining funds provided directly to the municipality.

The O. Reg. specifically requires the municipality to provide (at minimum) 50% (after net collection/administration costs) of the revenue to eligible local tourism organizations. An eligible organization must within their mandate, "promote tourism in Ontario or the Municipality". This can include the "development of tourism products."

Alternatively, the Municipality can seek to create a new Municipal Association (i.e., Magnetawan Association for Tourism) as per O. Reg 599/06 and Section 203(4) of the Act. The Association's mandate will need to be the promotion of tourism within the Municipality. This Association would receive the required (minimum) 50% of MAT revenue, which will allow the Association to increase investment in destination tourism marketing without further contributions from ratepayers. The Association would endeavour to take on tourism related projects that could include: heritage information boards, beautification of the Municipality, tourism marketing pamphlets, make donations to eligible tourism-based businesses and contribute to Municipal projects to support tourism.

The remaining funds are provided directly to the Municipality and are under full care and control of the Municipality. Funds can be utilized within a current year or held in reserves for future projects. The Municipality could use these funds to support Habitat Humanity and the Local Share for the Muskoka Algonquin Health Care hospital builds.

## The Creation of "Magnetawan Association for Tourism"

Since at the time of passing a MAT by-law, the Municipality of Magnetawan will not have an existing destination marketing program, the Municipality can create our own non-profit entity, "Magnetawan Association for Tourism." As required under O. Reg 599/06: Municipal Services Corporation requires the Municipality to prepare a business case study for the proposed municipal service corporation, and to obtain approval of the business case by Council Resolution or by-law.

After the business case study is approved and adopted by Council, the Association will need to make an application under the Ontario Corporations Act. An application will need to be made by way of letters patent which should be draft by the Municipal Solicitor.

Once established the Association will need to develop a mandate, guiding principles, governance structure, budget and funding, accountability and reporting. Due to the complexity and cost expenditure of these tourism marketing projects, the Association will need to meet, at minimum, quarterly. Due to the anticipated frequency and workload of members, Staff recommend utilizing a portion of the funds supplied to the Association, to implement a \$1,000 annual honorarium, with a revaluation on an annual basis.

Staff recommend the inclusion of various, existing tourism-based businesses within the makeup of the Association. Ideally a full complement of membership would consist of at minimum 7 voting members, which could include one member of Council appointed to the Association. Council can authorize Staff to begin to solicit for member participation from the community, allowing Council to vet and approve candidates to ensure the Association is comprised of local entrepreneurs, lodging representatives, persons with business and finance backgrounds along with local Agri-tourism operators.

## Conclusion

The Municipality has been experiencing a significant shift in the accommodation market in recent years. As a result, accommodation properties have established operation within a residential area, while not being on par

with existing commercial accommodation properties. This shift in the fabric of the community has had direct impact on the local economy, tourism and our ratepayers. The implementation of a Municipal Accommodation Tax will provide additional financial resources to the Municipality to fund both tourism and municipal initiatives, without additional financial burden on the general tax base.

Respectfully Submitted,



Erica Keltogg,  
Deputy Clerk – Planning and Development



THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2023 –

Being a By-law to Provide for the Implementation of a Municipal Accommodation Tax

---

**WHEREAS** section 400.1 of the *Municipal Act, 2001, S.O 2001, c.25*, (the “Act”) provides that the council of a local municipality may pass By-laws imposing a tax in respect of the purchase of transient accommodation within the Municipality;

**AND WHEREAS** pursuant to Section 400.1 of the *Act* and the *Ontario Regulation 435/17*, the Council of The Corporation of the Municipality of Magnetawan wishes to establish the tax rate and to levy on the purchase of transient accommodation within the Municipality of Magnetawan;

**AND WHEREAS** pursuant to Sections 400.1, 400.4, 420 and 430 of the *Act*, Council can establish enforcement measures as Council considers appropriate if an amount assessed for outstanding tax, penalties or interest remains unpaid after it is due;

**AND WHEREAS** Council wishes to add the arrears of the Municipal Accommodation Tax (“MAT”), interest and penalties to the tax roll for the properties in the Municipality of Magnetawan registered in the name of the Owner to be collected in like manner as property;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN ENACTS AS FOLLOWS:**

**1 DEFINITIONS**

For the purposes of this By-law:

“**Accommodation**” means Short-term Rental Accommodation that provides temporary accommodation less than 28 days;

“**Council**” means the Council of The Corporation of the Municipality of Magnetawan;

“**Eligible Tourism Entity**” has the meaning given to it in the *Ontario Regulation 435/17*, as amended.

“**Establishment**” means the physical location, a building or part of a building that provides accommodation;

“**Municipal Accommodation Tax**” or “**MAT**” means the tax imposed under this By-law;

“**Officer**” means a Police Officer, Fire Chief Fire Prevention Officer, Chief Building Inspector, Building Official, Zoning Examiner, Plans Examiner, Municipal By-law or other person by by-law to enforce the provisions of Municipal by-laws;

“**Owner**” means the Person(s) holding title to the Property on which the Accommodation is located, and “**Ownership**” has a corresponding meaning;

“**Provider**” means a person or an entity, including agents, hosts or others, that sells, offers for sale, or otherwise provides accommodation. Where the Provider cannot easily be determined, the Owner is deemed to be the Provider. A property that has an active Short-term Rental License is deemed to be a provider.

**“Person”** means an individual, a Corporation, a partnership, or an association;

**“Purchaser”** means a person who purchases accommodation;

**“Purchase Price”** means the price for which accommodation is purchased, including the price paid, and/or other consideration accepted by the Provider in return for the accommodation provided, but does not include the goods and services tax imposed by the Government of Canada or by the Province of Ontario;

**“Short-term Rental Accommodation”** means the commercial use of a residential Dwelling Unit that offers a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, licence, rental agreement or similar arrangement whether written or verbal for no fewer than twenty-eight (28) consecutive calendar days throughout all or part of the year. Short-term Accommodation uses shall not mean a motel, hotel, bed and breakfast establishment, tourist establishment, tourist cabin establishment, or similar commercial accommodation use.

**“Municipality”** means the Corporation of the Municipality of Magnetawan.

## 2 Payment of MAT

2.1 Subject to the exemptions provided in Section 3, a Purchaser shall, at the time of purchasing accommodation, pay the Municipal Accommodation Tax in the amount of four (4) per cent of the Purchase Price of accommodation provided for a continuous period of 28 days or less provided in a Short-term Accommodation.

## 3 Exemptions

3.1 The Municipal Accommodation Tax imposed under this By-law does not apply to:

- (a) Any accommodation booking made and paid for in full before the effective date of this by-law;
- (b) The Crown, every agency of the Crown in right of Canada, Ontario and every authority, board, commission, corporation, office, or organization of persons a majority of whose directors, members or officers are appointed or chosen by or under the authority of the Lieutenant Governor in Council or a member of the Executive Council;
- (c) Every board as defined in subsection 1(1) of the Education Act;
- (d) A university or a college of applied arts and technology or post-secondary institution whether or not affiliated with a university, the enrolments of which are counted for purposes of calculating operating grants entitlements from the Crown;
- (e) Every hospital referred to in the list of hospitals and their grades and classifications maintained by the Minister of Health and Long-Term Care under the *Public Hospitals Act* and every private hospital operated under the authority of a license issued under the *Private Hospitals Act*;
- (f) Every long-term care home as defined in subsection 2(1) of the *Long-term Care Homes Act, 2007* and hospices;
- (g) A hotel or motel used by the Municipality of Magnetawan or its agents for shelter purposes;
- (h) A treatment center that receives private funding, or provincial aid under the *Ministry of Community and Social Services Act*;
- (i) A house of refuge, or lodging for the reformation of offenders;

- (j) A charitable, non-profit philanthropic corporation organized as shelters for the relief of the poor or for emergency;
- (k) Employers to their employees in premises operated by the employer;
- (l) A hospitality room in an establishment that may or may not contain a bed and is used for displaying merchandise, holding meetings, or entertaining.

#### **4. Collection and Remittance**

4.1 The amount of the MAT shall be identified as a separate item or charge on a bill, receipt, invoice or similar document issued by the Provider in respect of the accommodation on which the tax is imposed and the item shall be identified as "Municipal Accommodation Tax".

4.2 A Provider shall, on or before the 15<sup>th</sup> day after the last day of the quarter (April 15, July 15, October 15 and January ), remit to the Municipality, or its agent, the amount of the MAT collected for the corresponding quarter and submit the quarterly statements in the form required by the Municipality, or its agent, detailing the number of the Accommodations sold, the purchase price of each Accommodation, the MAT amount collected and any other information as required by the Municipality, or its agent, for the purposes of administering and enforcing this By-law.

4.3 The Owner shall provide the Municipality with notice of any changes of ownership of the accommodation; and will ensure any amounts owing be paid to the Municipality prior to the change in ownership. In the event that the Owner ceases operations, the Owner is required to advise the Municipality.

When a due date falls on a Saturday, a Sunday, or a statutory holiday, the payment is considered on time if received on the next business day.

4.4 A Provider shall collect the MAT from the Purchaser at the time the accommodation is purchased.

#### **5. Interest Penalties**

5.1 A charge of 1.25 per cent of the amount of the MAT due and unpaid shall be imposed as a penalty for the non-payment of taxes on the first day of default based.

5.2 An interest charge of 1.25 per cent each month of the amount of the MAT due and unpaid, shall be imposed for the non-payment of taxes on the first day of each month following and subsequent months following the first day of default.

5.3 The Municipality, at its discretion may automatically assess the MAT collected for the Provider for the purpose of determining the amounts owing and the interest to be charged in the event the provider has not provided statements in accordance with Section 4.

#### **6. Liens**

6.1 All MAT penalties and interest that are past due shall be deemed to be in arrears, and will be added to the tax roll for any real property in the Municipality of Magnetawan registered in the name of the Owner to be collected in like manner as property taxes and shall constitute a lien upon the lands, but such lien shall not be a priority lien for the purposes of subsections 1(2.1), (2.2) and (3) of the *Municipal Act, 2001, S.O 2001, c.25*, as amended and such lien will not have a higher priority than it would otherwise have in law in relation to other claims, liens or encumbrances.

## **7. Audit and Inspection**

7.1 The Provider shall keep books of account, records, and documents sufficient to furnish the Municipality, or its agent, with the necessary particulars of sales of accommodations, amount of MAT collected and remittance.

7.2 The Municipality, or its agent, may inspect and audit all books, documents, transactions and accounts of the Providers and require the Providers to produce copies of any documents or records required for the purposes of administering and enforcing this by-law, as required.

## **8. Administrative Penalties**

8.1 Every person who contravenes any of the provisions of this By-law is guilty of an offence and, in addition to being liable for payment of the penalty imposed by Section 5, is liable to a fine and such other penalties as provided for in the *Provincial Offence Act, R.S.O. 1990, c. P. 33* and the *Municipal Act., 2001 S.O. 2001 c. 25* each as amended:

- a) A person who is convicted of an offence under this by-law is liable, for each day or part of a day that the offence continues, to a minimum fine of \$500.00 and a maximum fine of \$10,000.00 and the total of all daily fines for the offence is not limited to \$100,000.00 as provided for in subsection 429(3)2 of the *Municipal Act, 2001*.
- b) When a person has been convicted of an offence under this by-law, the Superior Court of Justice or any court of competent jurisdiction thereafter may, in addition to any penalty imposed on the person convicted, issue an order:
  - (i) Prohibiting the continuation or repetition of the offence by the person convicted; and
  - (ii) Requiring the person convicted to correct the contravention in the manner and within the period that the court considers appropriate.

8.2 The penalty notice shall be given to the person to whom or to which it is addressed as soon as it is reasonably practicable and shall include the following information:

- (a) Particulars of the contravention, including to which property it applies;
- (b) The amount of the administrative penalty;
- (c) A statement advising that an administrative penalty will constitute a debt to the Municipality.

8.3 A person who has been issued a penalty notice shall pay the administrative penalty within fifteen (15) days from the date the notice was issued.

8.4 An administrative penalty that is deemed to be confirmed constitutes a debt to the Municipality and may be added to the tax roll of the property on which the offence occurred.

8.5 Without limiting the foregoing, the Municipality may establish and use other dispute resolution mechanisms and enforcement measures if an amount assessed for outstanding tax, penalties or interest remains unpaid after it is due, including measures such as garnishment, the seizure and sale of property and the creation and registration of liens as it considers appropriate.

8.6 If any amount of tax payable remains owing by an Operator of a Short-term Rental Accommodation, the CAO or designate may revoke the Operator's Short-term Accommodation licence under the Municipality's Short-term Rental licensing and registration regime.

**9 Delegation of Authority.**

9.1 The Chief Administrative Officer, or designate, is hereby delegated the authority to enter into agreements, including all necessary documents ancillary thereto, with another person or entity as agent for the Municipality, providing for the implementation and collection of the Municipal Accommodation Tax.

9.2 The CAO or designate, is responsible for the administration of this By-law, including but not limited to approvals, appeals, enforcement, collection, and for instructing the Municipality's Solicitor to take such legal action as may be considered appropriate.

**10 General**

10.1 If any section or portion of this By-law is found by a court of competent jurisdiction to be invalid, that section shall be severed, and all remaining portions of the By-law shall continue in force and effect.

10.2 This By-law will be referred to as "The Municipal Accommodation Tax By-law"

10.3 This By-law shall come into force on the date of its passing and will take effect on January 1<sup>st</sup>, 2024.

**READ A FIRST, SECOND AND THIRD TIME** and finally passed this 15<sup>th</sup> day of November, 2023.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**CAO/Clerk**





# EJ WILLIAMS SURVEYING LIMITED

Edward J. Williams B.Sc., O.L.S.  
Peter N. Aubrey, B. Tech, O.L.S.

Please Reply To:  
Huntsville Office

October 19, 2023  
File 1758-23bf

Municipality of Magnetawan  
Box 70, 4304 Hwy 520  
Magnetawan, ON  
POA 1P0

Attn: Kerstin Vroom

Re: Boundary Survey – Block 22, M-503 and Part of Lakeshore Blvd, M-56, Geographic  
Township of Chapman now in the Municipality of Magnetawan

In accordance with your instructions, I am pleased to report the completion of the Boundary Survey on the above noted lands. Please find enclosed our invoice for professional services, which I trust you will find in order.

We found only one bar on the property to be undisturbed, being the bar 0.034 west, witnessing the north-east corner. The neighbour to the north claimed that a round iron bar close to the lake was the limit between the two properties. Upon an in-depth investigation, we found no evidence to signify that the round iron bar was survey evidence.

We set three bars along the northerly limit of the subject lands, 19.053m, 72.726m and 91.952m respectively, westerly from the north-east corner of the subject lands.

The neighbour's shed to the north, encroaches 0.43m southerly into the subject land. There is also some clearing and construction material from the said neighbour encroaching by a maximum of 2.19m and 3.4m respectively.

We set bars at the south-east corner, 0.129m west along said southerly limit at a bend, and then two more along the southerly limit 38.522m and another 69.958m from the aforementioned bend.

Along the southerly limit there are two hydro poles and four guy wires that encroach, 3.6m± maximum from the poles and the maximum guy wire encroachment is 7.4±m. There are also two Bell Pedestals that encroach a maximum of 5.0m±. We could find no easements on title for these utilities.

At the south-west end of the property there is a portion of the closed off road that encroaches into the property as well as associated culvert for a maximum of 1.6m±, and 0.13m, respectively. The ditch associated with the culvert veers into the lands and drains into the lake.

...Page 2

#### MAIN OFFICE

387 Muskoka Rd 3 N.  
Huntsville, ON P1H 1C5  
(705) 789-4171  
(Fax) 789-1097  
email: info@ejwilliamssurveying.com

#### SOUTH RIVER OFFICE

Box 10, 283 Hwy #124  
South River, ON POA 1X0  
(705) 386-2291  
(Fax) 386-2931

#### NOTES & RECORDS OF:

E. Bazett, O.L.S.	1885-1928
J.J. Haigh, O.L.S.	1946-1986
Keith I. Beacom, O.L.S.	1958-1981
Dearden, Stanton, Stones & Strongman Limited, O.L.S.	1981-1993
J.R. Hiley, O.L.S.	1958-1971
Pero Halinen Limited, O.L.S.	1971-2003

All iron bars have been marked with red 2" x 2" wooden markers so that all concerned parties may be aware of their location.

I would like to take this opportunity to thank you for being able to be of assistance to you in this regard. Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Peter N. Aubrey', written in a cursive style.

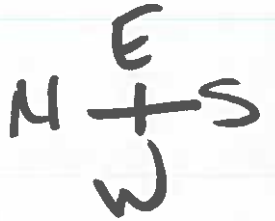
Peter N. Aubrey, B.Tech., O.L.S.

PNA:kk

Encl.



H= Hydro Pole #180 shed  
B= Bell



## **2024 Proposed Council Meeting Dates**

All meetings are at 1pm unless a prior time change is approved by Council.

- January 17<sup>th</sup> (3<sup>rd</sup> Wed)
- February 7<sup>th</sup>
- February 28<sup>th</sup>
- March 20<sup>th</sup> (3<sup>rd</sup> Wed)
- April 10<sup>th</sup>
- May 1<sup>st</sup>
- May 22<sup>nd</sup>
- June 12<sup>th</sup>
- July 3<sup>rd</sup>
- July 24<sup>th</sup>
- August 14<sup>th</sup>
- September 4<sup>th</sup>
- September 25<sup>th</sup>
- October 16<sup>th</sup> (3<sup>rd</sup> Wed)
- November 6<sup>th</sup>
- November 27<sup>th</sup>
- December 18<sup>th</sup> (3<sup>rd</sup> Wed)





# REPORT TO COUNCIL

To:	Mayor and Council
From:	Laura Brandt, Acting Deputy Clerk
Date of Meeting:	November 15, 2023
Report Title:	Magnetawan Community Centre Board Mandate

**Recommendation:** THAT Council receives this report and approves the Magnetawan Community Centre Board Mandate to stay as is.

**Background:** The Magnetawan Community Centre Board is a Municipal Committee that currently consists of seven (6) volunteer community members, one (1) member of Council and one (1) Municipal staff member. The Committee had discussions at the February 6, 2020, Committee meeting regarding what the members of the Committee felt the Committee Mandate should be. At the meeting on September 30, 2020, a draft Mandate, from the previous minutes, was presented to the Committee for their approval. The Mandate outlines the term of office, number of members and meetings, expectations of Committee Members, appointment of Chair and Vice Chair and removal of members. The Committee will advise Council of public perspective on the care and maintenance of the facilities, community concerns, rental procedures and/or operations, and safety concerns. The Committee will ensure that Council is aware of the needs of the community and maintain standards of the following community buildings: Community Centre Hall, Ahmic Community Centre, and Lion’s Pavilion. The mandate was presented to Council at the October 14, 2020, meeting of Council. Council passed the following:

*RESOLUTION 2020-269 Hetherington-Brunton*

*BE IT RESOLVED THAT the Council of the Municipality of Magnetawan adopts the Community Centre Board Mandate as amended to include the word “grounds” under Item 5. to read “community grounds and buildings”, include that the Committee is governed by the rules outlined in the Council Procedure By-law, and include the definition of ‘quorum’.*

It was brought to the secretary’s attention that there was confusion surrounding the Committee Mandate and the Secretary was requested to bring the mandate back to the Committee for revisions to help bring more clarity to the mandate for new Committee Members. The Committee discussed the mandate at great lengths at the November 1, 2023, meeting.

The Committee passed the following:

*RESOLUTION 2023-19 Langford-Belyea*

*BE IT RESOLVED THAT the Magnetawan Community Centre Board respectfully recommends to Council that the mandate stay as is.*

*Carried.*

**Conclusion:** The Magnetawan Community Centre Board provides valuable input to Council regarding the care and maintenance of the Community Centre Hall, Ahmic Community Centre, and Lion’s Pavilion. Their volunteers are dedicated to the Committee and take pride in their joint Committee work. Staff recommends that Council approves the Magnetawan Community Centre Board Mandate to stay as is.

Respectfully Submitted,

  
 Laura Brandt, Acting Deputy Clerk





**Municipality of  
Magnetawan**

Community Centre Board RESOLUTION No. 2023- 19 November 1, 2023

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**BE IT RESOLVED THAT** the Magnetawan Community Centre Board

*respectfully recommends to Council that the  
mandate stay as is.*

Carried

Defeated

Deferred

*[Signature]*  
Chair,

Declaration of Pecuniary Interest by: \_\_\_\_\_



## MAGNETAWAN COMMUNITY CENTRE BOARD MANDATE

*Individuals are recruited and appointed by the Council of the Municipality of Magnetawan and they collectively constitute "the Committee". Appointments are generally near the beginning of the new Council term and individuals shall continue to serve until their successors are appointed.*

November 1, 2023

### Mandate and Accountability

1. Committee members must act honestly, in good faith, leaving aside personal interest(s) to advance the public interest and the mandate of the Municipality of Magnetawan. The Committee is an advisory committee to the Council of the Municipality of Magnetawan.
2. The Committee is governed by the rules outlined in the current Council Procedure By-law.
3. The Committee will hold meetings as required with the goal of a minimum of six committee meetings within a calendar year.
4. The Committee will consist of a minimum of five (5) members to a maximum of eight (8) members and shall include one (1) member of Council.
5. Depending on circumstances committee members are expected to attend all scheduled meetings and if more than three (3) committee meetings are missed within a calendar year, a motion to remove a committee member may be considered.
6. A majority of members present shall constitute a quorum. If no quorum is present thirty (30) minutes after the time appointed for the meeting, the Secretary will record the names of the members present and the meeting shall be adjourned until the date of the next regular meeting or until a special meeting is called.
7. The Committee will ensure that Council is aware of the needs of the community and maintain standards in regard to following buildings Community Centre Hall, Ahmic Community Centre, Lion's Pavilion. The Committee will advise Council of public perspective on the care and maintenance, community concerns, rental procedures and/or operations, and safety concerns of the above-named facilities.
8. A Chair and Vice Chair will be appointed by the Committee for a fixed term of up to one (1) year, with the potential of re-appointment.
9. Copies of the Mandate document will be filed at the Municipal Office. In support of the principle of transparency, this document will also be easily available to the public on the Municipality's website [www.magnetawan.com](http://www.magnetawan.com).

Approved by:

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Chair

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Municipality's Designate



**Municipality of  
Magnetawan**

**MAGNETAWAN COMMUNITY CENTRE BOARD MANDATE**

*Individuals are recruited and appointed by the Council of the Municipality of Magnetawan and they collectively constitute "the Committee". Appointments are generally near the beginning of the new Council term and individuals shall continue to serve until their successors are appointed.*

September 30, 2020

**Mandate and Accountability**

1. Committee members must act honestly, in good faith, leaving aside personal interest(s) to advance the public interest and the mandate of the Municipality of Magnetawan. The Committee is an advisory committee to the Council of the Municipality of Magnetawan.
2. The Committee is governed by the rules outlined in the current Council Procedure By-law.
3. The Committee will hold meetings as required with the goal of a minimum of six committee meetings within a calendar year.
4. The Committee will consist of a minimum of five (5) members to a maximum of eight (8) members and shall include one (1) member of Council.
5. Depending on circumstances committee members are expected to attend all scheduled meetings and if more than three (3) committee meetings are missed within a calendar year, a motion to remove a committee member may be considered.
6. A majority of members present shall constitute a quorum. If no quorum is present thirty (30) minutes after the time appointed for the meeting, the Secretary will record the names of the members present and the meeting shall be adjourned until the date of the next regular meeting or until a special meeting is called.
7. The Committee will advise Council of public perspective on the care and maintenance of the facilities, community concerns, rental procedures and/or operations, and safety concerns. The Committee will ensure that Council is aware of the needs of the community and maintain standards of the following community grounds and buildings Community Centre Hall, Ahmic Community Centre, Lion's Pavilion.
8. A Chair and Vice Chair will be appointed by the Committee for a fixed term of up to one (1) year, with the potential of re-appointment.
9. Copies of the Mandate document will be filed at the Municipal Office. In support of the principle of transparency, this document will also be easily available to the public on the Municipality's website [www.magnetawan.com](http://www.magnetawan.com).

Approved by:

Chair

Municipality's Designate

Central Almaguin Planning Board

MINUTES

Wednesday, October 4, 2023

At the Village of South River Municipal Office located at  
63 Marie Street, South River (705-386-2573)

Board Meeting Minutes for October 4, 2023 – 5:30 p.m.

Attending:

**Vice Chair** Magnetawan Member Sam Dunnett  
**Machar** Member Lynda Carleton **Strong** Member Jeff McLaren  
**Chair** Provincial Member John MacLachlan  
**Sundridge** Member Jim MacLachlan **Joly** Member Chris Nicholson

Regrets: South River Member Jim Coleman

Secretary-Treasurer: Christine Hickey

Guests: Michael Young, John Gallagher, Kathy Roi, Caitlin Carmichael, Christopher Brown, Lynette, Peter Benninger, Brandon Huls, Laurie Karasmanis, Lanny Dennis, Dave McAllister, Michael Vallins, Walter Merentino, Dave Haney

1. The Chair called the meeting to order at 5:32 p.m
2. Declaration of Pecuniary Interests - None
3. Minutes of the September 6, 2023, meeting

The minutes had a minor amendment to add two public members that were present at the meeting.

**Res #1 Jeff McLaren-Lynda Carleton**

BE IT RESOLVED THAT this Board does hereby adopt the minutes of Wednesday, September 6, 2023 as amended to include public that attended the meeting

**CARRIED**

4. Payment of October Accounts:

**Res #2 Sam Dunnett-Jim MacLachlan**

BE IT RESOLVED THAT this Board does hereby approve payment of the October Accounts:

Ch# 553 - Village of South River – Rent for October 2023 - \$341.92

Ch# 554 - Christine Hickey – Wages (September 2 – September 27 – 31 hours)

CH#555 – Christine Hickey– Postage and Envelopes - \$158.54

CH#556 – Client First Website Design – Website Hosting - Invoice 2536 - \$474.60

CH#557 - MIS Municipal Insurance Services – 2023/2024 Insurance Renewal - \$1976.18

Online CRA Payments for August (\$99.47)

Online CRA Payments for September (\$159.17)

**CARRIED**

5. Public Meetings/Decisions on the following Files

The Chair noted that application B015/23 Lount would not be an item on the Agenda for October. It should be back on the November Agenda as a decision file.

B016/23 Lount – Concession 3, Lot 16 (100 Pond Road)

The meeting time for this application was approximately 5:40 p.m. to 5:46 p.m.

The Chair confirmed if there were any questions or comments from those attending electronically, no further comments on the application from those in attendance.

The Secretary-Treasurer noted that the Planner recommendation was that the severed lot be reconfigured in such a way that the rear lot line is aligned with the rear lot line of the abutting parcel.

The applicant, Mr. Young was in attendance and requested to speak. Mr. Young would like to keep the proposed lot line where it is so that no trees have to be removed, this will allow easy access for maintenance and allow him to retain the acreage that he would like .

**Res #3 Sam Dunnet-Chris Nicholson**

Be it resolved that this Board does hereby approve File B016/23 Lount

That this approval applies to create one (1) lot which will have:

60m (+/-) frontage on Pond Road, 366.8m (+/-) Depth and an area of 2.25 ha (+/-).

Retained lot will be an area of 20.45ha (+/-)

The subject lands are located at Concession 3, Lot 16, with an address of 100 Pond Road, Township of Lount, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board be met before the deeds can be stamped and final approval given. **CARRIED**

B017/23 South River – Lot 75, Plan 134

The meeting time for this application was approximately 5:47 p.m. to 5:50 p.m.

The Chair confirmed if there were any questions or comments from those attending electronically, no further comments on the application from those in attendance. The Secretary-Treasurer advised that there no other comments received on this application.



**Res #4 Jeff McLaren-Jim MacLachlan**

Be it resolved that this Board does hereby approve File B017/23 South River

That this approval applies to create one (1) lot which will have:

20.11m (+/-) frontage on Ena Avenue, 40.24m (+/-) Depth and an area of .081 ha (+/-).

Retained lot will be an area of 0.37 ha (+/-)

The subject lands are located at Lot 75, Plan 134, with an address of 38 Ena Avenue, Village of South River, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Village of South River must be met before the deeds can be stamped and final approval given.

**CARRIED**

B018/23 Magnetawan – Concession 12, Lots 12 & 13 (695 Nelson Lake Road)

The meeting time for this application was approximately 5:50 p.m. to 5:53 p.m.

The Chair confirmed if there were any questions or comments from those attending electronically, no further comments on the application from those in attendance. The Secretary-Treasurer advised that there no other comments received on this application.

**Res #5 Lynda Carleton-Jeff McLaren**

Be it resolved that this Board does hereby approve File B018/23 Magnetawan

That this approval applies to create one (1) lot which will have:

448m (+/-) frontage on Nelson Lake Road, 738 m(+/-) Depth and an area of 27 ha (+/-).

Retained lot will be an area of 78ha (+/-)

The subject lands are located at Concession 12, Part Lot 12, with an address of 695 Nelson Lake Road, Municipality of Magnetawan, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Municipality of Magnetawan must be met before the deeds can be stamped and final approval given.

**CARRIED**

B019/23 Machar – Concession 1, Part Lot 1 (Broadway Street)

The meeting time for this application was approximately 5:53 p.m. to 5:59 p.m.

The Chair confirmed if there were any questions or comments from those attending electronically, no further comments on the application from those in attendance. The

Secretary-Treasurer advised that there was one comment received on this application, requesting to be copied on the decision.

Lanny Dennis, Agent for the Applicant advised that the Township of Machar completed a review, and an EIS study was completed. An agreement and/or zoning By-law will manage any concerns noted.

**Res #6 Sam Dunnnett-Jeff McLaren**

Be it resolved that this Board does hereby approve File B019/23 Machar

That this approval applies to create three (3) lots which will have:

Lot 1: 135.2m (+/-) frontage on Broadway Street, 333.6m (+/-) Depth an area of 9.9ha (+/-).

Lot 2: 147.7m (+/-) frontage on Broadway Street, 264m (+/-) Depth and an area of 6.1 ha (+/-).

Lot 3: 186m (+/-) frontage on Broadway Street, 206m (+/-) Depth and an area of 4.6 ha (+/-).

Retained lot will be an area of 12.9ha (+/-)

The subject lands are located Concession 1, Part Lot 1 (Broadway Street), Township of Machar, District of Parry Sound.

The Board requires that all conditions of draft approval from the Central Almaguin Planning Board and the Township of Machar must be met before the deeds can be stamped and final approval given. **CARRIED**

**6. New Files**

B020/23 Joly – Concession 14, Part Lot 5 (Sandhill Road)

The Board accepted the new application and directed the Secretary-Treasurer to proceed with the Notice of a Public Meeting.

B021/23 Magnetawan – Concession 4, Part Lot 27 & 27 (75 & 85 Audrey Smith Road)

The Board accepted the new application and directed the Secretary-Treasurer to proceed with the Notice of a Public Meeting.

B022/23 Joly – Concession 14, Lots 3 & 4 (1020 Sandhill Road)

Discussion on the portion of Airport Road being assumed for maintenance, clarification on this to be obtained from Township of Joly.

The Board accepted the new application and directed the Secretary-Treasurer to proceed with the Notice of a Public Meeting.

B023/23 Strong– Concession 10, Lot 12 (164 Cottrell Road)

Discussion on the Environmental Protection Area and the creek that runs through the front of the property. The Board requested that a revised sketch be provided that includes additional details of the property including the EP area and creek.

The Board was not able to deem the application complete and requested that the applicant provide a sketch that includes additional details of the property including the EP area and creek.

B024/23 Lount – Concession 7, Lots 11 & 12(4357 Eagle Lake Road)

Dave Hanes was in attendance – Shared ownership and they are proposing that these three severed lots, would not have access to water.

Confirmation was provided that the severed lots requested would be approximately 318 Metres from the Shoreline.

The Secretary-Treasurer advised that discussion with the Planner occurred, and the following comment was provided: The proposed lots would represent a second tier of development on the lake. Commercial uses, where existing or proposed, are ideally suited to larger land areas. The current parcel is quite large, and it would be appropriate to leave it that way if commercial uses are intended to continue over the long-term.

The Board was not able to deem the application complete and requested that a Planner Memo be prepared and brought to the next meeting, for further discussion.

## 7. Follow-up/New Items

7.1 Ministry of Municipal Affairs and Housing - Christopher Brown and Caitlin Carmichael (Electronically)

Re: Central Almaguin Planning Board – Board Structure and Questions

Christopher Brown and Caitlin Carmicheal provided an overview of the Planning Board Process. Discussion ensued on what the impact would be to the Central Almaguin Planning Board if organized municipalities would like to withdraw from the Board.

### **Res #7 Jim MacLachlan-Chris Nicholson**

Be it resolved that the Central Almaguin Planning Board thank Christopher Brown and Caitlin Carmichael from the Ministry of Municipal Affairs and Housing for the opportunity to discuss the Central Almaguin Planning Board. **CARRIED**

7.2 Support Resolution - Municipality of Magnetawan  
Re: Resolution to support Municipality of Magnetawan in withdrawing from the  
Central Almaguin Planning Board

**Res #8 Lynda Carleton-Jeff McLaren**

Be it resolved that the Central Almaguin Planning Board discussed the request for the  
Municipality of Magnetawan to withdraw from the Central Almaguin Planning Board;

**AND THAT** the Central Almaguin Planning Board is aware that the Municipality of  
Magnetawan has made an application to the Ministry of Municipal Housings and Affairs to  
withdraw themselves from the Planning Board as the consent granting authority for the  
Municipality;

**AND THAT** the Planning Board is aware that the Municipality of Magnetawan has  
implemented processes and procedures which ensure consent applications will preserve and  
protect our Northern heritage while representing responsible land use;

**AND THAT** the Planning Board confirms that the removal of the Municipality of Magnetawan  
will not result in a negative impact either operationally or financially for the Planning Board;

**AND THAT** the Planning Board will continue to provide excellent planning services to the  
remaining five organized and four unorganized municipalities remaining with the Planning  
Board;

**NOW THEREFORE BE IT RESOLVED THAT** the Central Almaguin Planning Board supports  
the Municipality of Magnetawan in their decision to be removed from the Planning Board as  
their consent granting authority;

**AND FURTHER** a copy of this motion is to be circulated to the Municipality of Magnetawan.

**CARRIED**

7.3 Special Case Business Project – CGIS Mapping  
Re: MPAC – General Municipal Licence Agreement – OPMA Ownership Mapping Data

**Res #9 Chris Nicholson-Jim MacLachlan**

Be it resolved that the Central Almaguin Planning Board authorize the Chair and the  
Secretary-Treasurer to enter into a General Municipal Licence Agreement – OPMA  
Ownership Mapping Data with Municipal Property Assessment Corporation (MPAC).

**CARRIED**

7.4 2022 Draft Audit Documents (prepared by Pahapill & Associates Professional Corp.)  
Re: 2022 Draft Audit Statements

**Res #10 Sam Dunnett-Jeff McLaren**

**BE IT RESOLVED THAT** the Central Almaguin Planning Board receive the 2022 Draft  
Audit Documents prepared by Pahapill & Associates Professional Corp.;

AND THAT the Chair and Secretary-Treasurer be authorized to sign the required documents to complete the 2022 audit process.

**CARRIED**

8. Correspondence - None
9. Closed Session - None
10. Adjournment

**Res #11 Lynda Carleton-Jim MacLachlan**

BE IT RESOLVED THAT this Board does hereby adjourn until Wednesday, November 1, 2023 or at the call of the Chair.

**CARRIED**





## MEMORANDUM

Chris Litschko, Chief Executive Officer  
Lakeland Holding Ltd.

**TO:** Municipal Councils:

- Town of Bracebridge
- Town of Huntsville
- Town of Parry Sound
- Village of Burk's Falls
- Village of Sundridge
- Municipality of Magnetawan

**FROM:** Chris Litschko, Chief Executive Officer

**COPY:** Municipal Chief Administrative Officers  
Lakeland Board of Directors  
Executive Team

**DATE:** October 19, 2023

**SUBJECT:** 2023 Q3 Shareholder Update

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On behalf of Roger Alexander, Chair, and the members of the Board of Directors of Lakeland Holding Ltd. (Lakeland), I am pleased to provide Lakeland's 2023 Q3 Shareholder Update.

### Land Acknowledgement

Lakeland respectfully acknowledges that we work and live on lands that are the traditional territories of Indigenous Communities. We offer gratitude to Indigenous peoples for their care for, and teachings about, our earth and our relations.

### VISION STATEMENT

BE THE LEADER IN SUSTAINABLE SOLUTIONS AND CATALYST FOR IMPROVING THE LIVES OF OUR CUSTOMERS AND COMMUNITIES WE SERVE.

### MISSION STATEMENT

LEVERAGING OUR TEAM, WE ARE DEDICATED TO GROWING RESPONSIBLY, SERVING OUR SHAREHOLDERS, CUSTOMERS AND COMMUNITIES WITH SAFE, RELIABLE, AND QUALITY SUSTAINABLE SOLUTIONS.



## MEMORANDUM

Chris Litschko, Chief Executive Officer  
Lakeland Holding Ltd.

### CORPORATE VALUES STATEMENT

**SAFETY:** WE ARE DEDICATED TO THE SAFETY OF OUR EMPLOYEES AND COMMUNITIES.

**ENVIRONMENTAL STEWARDSHIP:** WE ARE CONCERNED FOR THE ENVIRONMENT IN EVERYTHING WE DO. WE ARE COMMITTED TO PROTECTING AND NOURISHING THE ENVIRONMENT BY DOING BETTER FOR OUR PLANET WHILE WE GROW.

**RELIABILITY:** WE PROVIDE DEPENDABLE, CONSISTENT AND RELIABLE SERVICE.

**ACCOUNTABILITY:** WE ARE SERIOUS AND RESPONSIBLE FOR OUR ACTIONS AND ACCOUNTABLE TO THOSE WE SERVE.

**PARTNERSHIPS:** WE DRAW ON ONE ANOTHER AND OUR PARTNERS TO ACHIEVE SUCCESS.

**PROFESSIONALISM:** WE ARE DEDICATED TO EXCELLENCE IN MANAGEMENT AND SERVICE DELIVERY. WE ARE INCLUSIVE AND ARE COMMITTED TO PROVIDING EQUITABLE SERVICES AND TREATING ALL WITH RESPECT.

**CONTINUOUS IMPROVEMENT:** WE CONSTANTLY SEEK NEW IDEAS, ARE FUTURE FOCUSED AND RESULTS ORIENTED. WE ARE EFFICIENT, EFFECTIVE, INNOVATIVE AND WE OFFER VALUE-ADDED.

**RELATIONSHIP BUILDING & RECONCILIATION:** WE ARE COMMITTED TO RELATIONSHIP BUILDING AND RECONCILIATION. WE ARE DRIVEN BY TRUST AND INTEGRITY AND WE VALUE THE KNOWLEDGE AND EXPERIENCE OF ALL.

The table below provides a summary of the Lakeland Holding's current business activities through each of the current subsidiary companies:

Lakeland Power Distribution Ltd. (Local Distribution Company)	Bracebridge Generation Ltd. & Lakeland Solutions		Lakeland Energy Ltd. (Including Lakeland Networks Operations)
• 14,518 Customers	• Bracebridge Falls Generation Plant	2.6 MWs	• Web Mapping
• 163 square Kms of Service Area	• Wilson Falls Generation Plant	2.9 MWs	• Fibre to Business
• 367 Kms of Distribution Lines	• High Falls Generation Plant	2.3 MWs	• Fibre to Home
• 10 Substations	• Cascade Generation Plant	3.25 MWs	• 8,631 Wireless & Fibre Broadband Customers
• 2,392 Transformers	• Burk's Falls Generation Plant	1.2 MWs	• 600 Km of Installed Fibre-Optic Cable & 75 Towers
• Offices in Bracebridge, Huntsville, and Parry Sound	• Bancroft Generation Plant	0.6 MWs	• Internet Service Provider
	• Drag River Generation Plant	0.3 MWs	• VOIP and Traditional Phone Services
	• Irondale Generation Plant	0.5 MWs	• IT Server Hosting
	• Elliott Falls Generation Plant	0.8 MWs	• Voice and Data Cabling
	• Chute Blanche (50% ownership)	1.4 MWs	• Business Phone Systems
	• Solar Field	0.5MWs	• Streetlight Maintenance
	• Tesla Battery Storage	1.25 MWs	• Water Heater Rentals
	• Wasdell Falls	1.65mWs	
	<b>13 Generation Facilities = 19.25Mws</b>		
	• Microgrid	1	
	• Electric Vehicle Chargers	14	



**MEMORANDUM**

**Chris Litschko, Chief Executive Officer  
Lakeland Holding Ltd.**

The 2023 Q3 report, attached as Appendix "A" to this memorandum, highlights Lakeland's continued success in achieving its Mission to the benefit of our Shareholders and the customers we serve.

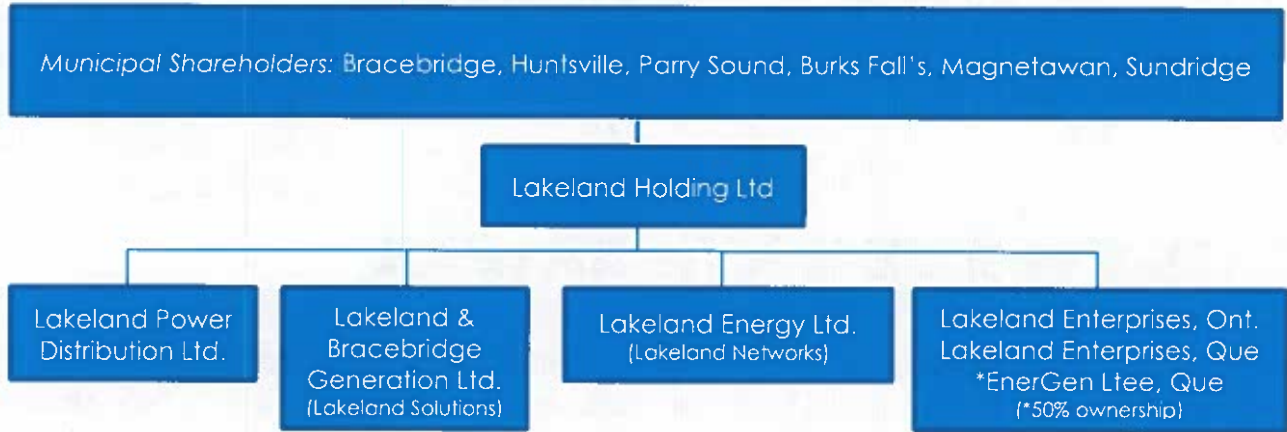
Respectfully submitted on behalf of Lakeland's Board of Directors.

A handwritten signature in black ink, appearing to read "C. Litschko", written over a horizontal line.

Chris Litschko, CEO

## Appendix "A"

### 2023 Q3 Shareholder Update



A strategic planning session was held with Executive team and the Board resulting in a 3-Year plan being developed and approved. All individual companies have submitted their 3-Year Business Plans and draft budgets. These are all being reviewed thoroughly with scorecards for each company being developed.

From a cyber perspective a 3rd party penetration test was completed on the company with no vulnerabilities discovered. Lakeland IT staff received notice of a National Critical Infrastructure Team bulletin warning critical infrastructure organizations to be vigilant. These were received around the visit to Canada from Ukrainian Prime Minister Volodymyr Zelenskyy. No issues were reported.

A new Human Resource Information System to streamline processes and procedures has been investigated and will be implemented in 2024, as 9 positions were filled in Q3. Offsite leadership training has been set for October and internal Wellness survey initiatives have been implemented with All Staff & Family Day taking place at a local Drive In Theatre.

The consolidated company made \$11.5M in capital investments to the end of Q3.



An additional 416 broadband connections were made in Q3 for a total customer connection count of 8,631 (wireless + fibre). For fibre expansion we have passed 15,748 customers while connecting 7548 (48%). We





are making good headway in multi-unit dwellings providing fibre services and EV charging stations and were awarded provincial LCBO fibre contracts in Bracebridge and South River.

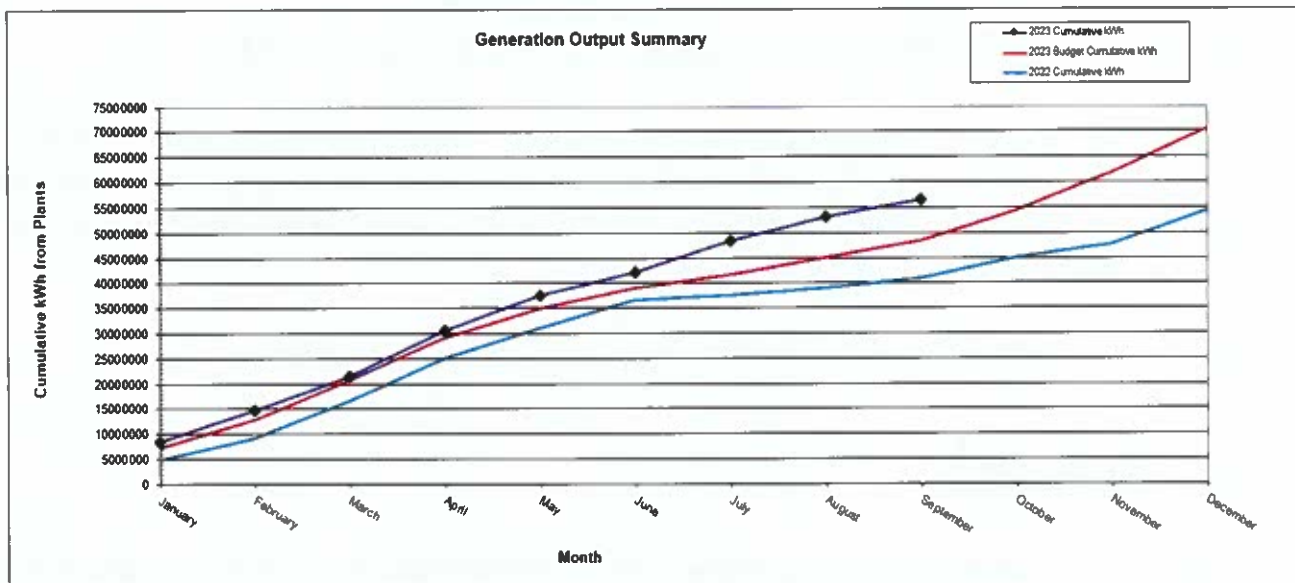
CATEGORY	PERCENTAGE
Overall experience Q1	78%
Services Q2	83%
Customer service Q5	80%
Meet needs Q13	82%
Loyalty Q22	80%
Communication Q19	81%
<b>OVERALL</b>	<b>81%</b>

Oraclepoll customer satisfaction survey was completed with overall score of 81% and a plan is being developed for continuous improvements.

We are making positive headway utilizing legal representation and the Canadian Communications Systems Alliance to have Warner Brothers allow us to go with our own 'powered by Lakeland' TV launch. When TV is finally under in-house control a TV Anywhere App will be made available to customers.



Generation production was better than budget by 9% to the end of Q3 (excluding Wasdell Falls generation station purchase earlier this year) thanks to above average rainfall.





Quebec Hydro has approved a 25-year contract extension for our Chute Blanche plant starting this November. We are pleased that pricing for the production is higher at 6.3 cents per kilowatt hour than we predicted when assessing viability of purchasing this plant utilizing 5.8 cents per kilowatt hour. We also made an unsolicited offer on a generation plant in Quebec which was turned down.

Engineering, permitting, and surveying is occurring for the 2024 CPR dam upgrade in Parry Sound as surveyors are establishing ownership rights. Safety fencing improvements have been made at High Falls, Elliott Falls and Parry Sound plants.



Solutions received approval and \$50K funding for the Parry Sound Municipal Airport and Business Park Feasibility Study which has commenced with onsite and weekly meetings regarding providing innovative electrical services e.g., solar, battery solutions.

Level 2 Electrical Vehicle chargers have been received as construction of our municipal shareholder sites will commence in October. An EV charging APP is scheduled to be ready in November as workplace chargers will move away from free charging and be rebranded to Lakeland Take Charge website: [www.lakelandtakecharge.com](http://www.lakelandtakecharge.com).

The peak shaving contract of Lakeland Power wholesale load from the battery in Parry Sound is being finalized and draft power purchase agreement is back with the Town of Parry Sound for solar to offset their wastewater treatment plant load.



There were 79 new customers connected in Q3 for a total of 14,518.

An action plan has been created to improve based on customer satisfaction survey results starting with education on Regulated Price Plan rates. The new accessibility website is now operational with improvements continually being made with CHAT function soon to be added. We are also working with a 3<sup>rd</sup> party as a Beta tester for a TextPower, offering to notify customers of outages. Green Button (energy usage data for individual customers) is on track for implementation deadline November 1<sup>st</sup>, and Ultra-Low Overnight (ULO) Price Plan implementation deadline on schedule for mid-October.

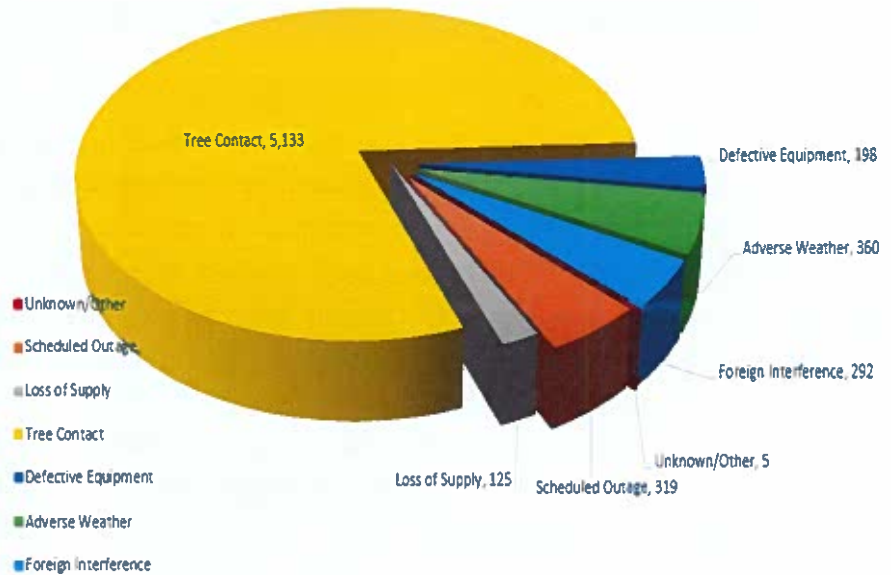
Commercial growth and EV Charging impact studies are being completed to determine how Lakeland can accommodate additional load. Engineering is also working on plan for a new 27.6kV substation (\$3M+) at the Bracebridge MS3 site scheduled to be constructed in 2026 to improve reliability. The Team has also

worked with 12 other distribution companies to form a buying group which will allow Lakeland to connect several customer-driven projects that would have otherwise been put on hold.

Our 4-year detailed Ontario Energy Board required Cost of Service Application for new rates has started to be assembled for 2025 approval.

Customers experienced a rolling 12-month average of 1.14 outages 3 hours and 24 minutes in total duration. Drawing on our experience the Ontario Energy Board met with Lakeland's Executive team to review procedures for mergers and acquisitions. Our biggest concern is that even though a merger takes place; duplicate records must be kept for years until all rates are harmonized which does not allow for efficient operations and efficiency improvements.

Number of Customer Hours Interrupted by Cause Code for Q3 2023



Town of Parry Sound EMS Advisory Committee

Open Minutes

**Date:**

October 26, 2023

**Time:**

06:20pm

**Location:**

(on-line) ZOOM Meeting and for streaming of the meeting please click on the link below.

<https://www.youtube.com/channel/UC4QrR6HjwibWOJRbLwnicFQ/videos>

**Members Present:**

Scott Sheard - Chairperson, John Wilson, Pearl Ivens, Shelly Foote, Ann MacDiarmid

**Regrets:**

Jamie McGarvey, Joel Constable

**Present:**

Dave Thompson, Director of Development and Protective Services

**Recording:**

Sheri Skinner, Administrative Assistant

**Guests:**

Matthew Thomas, Parry Sound District EMS

John Pmo, Performance Concepts Consulting

Todd Macdonald, Performance Concepts Consulting

Town of Parry Sound EMS Advisory Committee

Open Minutes

**Regrets:**

**1. Agenda**

**1.1 Additions to Agenda**

**1.2 Prioritization of Agenda**

**1.3 Adoption of Agenda**

**Moved by Pearl Ivens**

**Seconded by Ann MacDiarmid**

That the October 26, 2023 Parry Sound District Emergency Medical Services Committee meeting agenda be approved.

Carried

**1.4 Disclosure of Pecuniary Interest and the General Nature Thereof**

**2. Minutes and Matters Arising from Minutes**

**2.1 Adoption of Minutes**

**Moved by Ann MacDiarmid**

**Seconded by Pearl Ivens**

That the Minutes of the May 25, 2023 meeting of the Parry Sound District Emergency Medical Services Committee be approved as circulated.

Carried

It was requested that the Minutes from the previous meeting be forwarded with the current Agenda.

**3. Correspondence**

**3.1a WPSHC audited statements (forward to file)**



## Town of Parry Sound EMS Advisory Committee

### Open Minutes

3.1b Town of Parry Sound Land Ambulance audited statements (forward to file)

3.2 3.2 Surplus Ambulance\_Whitestone (forward to file)

## 4. Deputations

4.1 Parry Sound EMS Analytics - UHU Analysis Todd MacDonald and John Prno  
Presentation on System Performance Analytics on Parry Sound District Emergency Medical Services.

## 5. Emergency Services Director's Report

Dave Thompson provided a brief description and further explanations of the items on his Director's Report when necessary.

Matt Thomas, Parry Sound District EMS spoke on the Ministry of Health dispatch coverage adjustments resulting in the Parry Sound District Dispatch Service out of the WPSHC assuming dispatch responsibility for the entire Parry Sound District.

**Moved by Ann MacDiarmid**

**Seconded by Pearl Ivens**

That the Emergency Services Director's Report dated October 26, 2023 be accepted as submitted.

Carried

## 6. Reports

6.1 EMS Statistical Report - September 2023

6.2 EMS Night Call Statistics - September 2023

6.3 EMS Vehicle Inventory - September 2023

Dave Thompson provided a descriptive overview of the various reports attached.

**Resolution**

Town of Parry Sound EMS Advisory Committee

Open Minutes

EMS Committee members have received reports 6.1, 6.2, 6.3 as listed above.

**Moved by John Wilson**

**Second by Shelly Foote**

Carried

## **7. Ratification of Matters from Closed Agenda**

## **8. Other Business**

8.1 8.1 DT 2024 Land Ambulance Budget

8.1.1 8.1.1 ATT#1 2024 Land Ambulance Budget-AD2023 including CPLTC Draft 1

### **Resolution**

That the EMS Advisory Committee recommends the Town of Parry Sound Council approve report DT 2024 Land Ambulance Budget.

**Moved by John Wilson**

**Seconded by Ann MacDiarmid**

carried

8.2 8.2 RR ePCR Prehos

8.2.1 8.2.1 ATT#1 Prehos contract template

### **Resolution**

That the EMS Advisory Committee recommends the Town of Parry Sound Council approve RR ePCR (electronic Patient Care Records) with Prehos Inc.

**Moved by Ann MacDiarmid**

**Seconded by Pearl Ivens**

carried

Town of Parry Sound EMS Advisory Committee

Open Minutes

**9. Dispatch Update**

**10. Business Plans**

**11. Adjournment @ 7:50pm**

**Moved by Ann MacDiarmid**

**Seconded by John Wilson**

Carried



**Magnetawan Community Centre Board (MCCB)**

**Meeting Minutes**

**Wednesday November 01, 2023**

**9:00 am**

**Magnetawan Community Centre  
4304 Highway 520, Magnetawan**

**Committee members in attendance:**

Chair Garfield Robertson  
Vice Chair Garry Johnston  
Councillor Brad Kneller  
Victor Belyea  
Maria Dunnett  
Mark Langford  
Harvey Sohm  
Martina Winstone

**Staff members in attendance:**

Deputy Clerk Laura Brandt (Secretary)

**Regrets:**

Steve Robinson

**OPENING BUSINESS**

**1.1 Call to order**

The meeting was called to order at 9:00 AM

**1.2 Adoption of the Agenda**

*RESOLUTION 2023-17 Dunnett-Kneller*

*BE IT RESOLVED THAT the Magnetawan Community Centre Board adopts the agenda for this regular meeting of Wednesday November 01, 2023*

*Carried.*

**1.3 Disclosure of Pecuniary Interest**

Chair Robertson stated that should anyone have a disclosure of pecuniary interest that they could declare the nature thereof now or at any time during the meeting.

**1.3 Adoption of Previous Minutes**

*RESOLUTION 2023-18 Kneller-Sohm*

*BE IT RESOLVED THAT the Magnetawan Community Centre Board adopts the minutes from the committee meeting of Wednesday September 9, 2023, as amended to include that the agenda was amended to remove 2.1 Ahmic Harbour Beach Monument and Rock Wall as it is not under the Committee's Mandate.*

*Carried.*

**ITEMS BROUGHT FORWARD**

**2.1 Verbal Update Ahmic Harbour Community Centre and Magnetawan Fire Station #2**

The Secretary advised the Committee that the new counters have been installed in the kitchen area. The Secretary also advised the Committee that the rubbish that was in the back area of the building has been cleaned up along with any dead branches/trees.

**2.2 Verbal Update Magnetawan Community Centre Projects**

The Secretary advised the Committee that the windows still need to be installed and Staff are currently sourcing quotes for installation. The Secretary also advised that adjustment to the notch for the drain as well as the concrete steps to the Pavilion being lifted and fixed are still outstanding to be completed. The Secretary also advised the Committee that a deep cleaning of the facilities has been completed. Tea towels, pairing knives, cutting boards, squeegee, cutlery dishrack and four chafing dishes have been purchased, the storage closet has been re-organized and food trays etc. have been separated from cleaning supplies.

**2.3 Verbal Update Lions' Pavilion Projects**

The Secretary advised the Committee that the furnace repair is currently in progress and Staff have sourced a new repair company and are currently working on having this project completed before the end of 2023. The Committee discussed that there are large cracks in the concrete surface at the rink that run out to the steel beams that need to be repaired.

**2.4 Committee Mandate**

*RESOLUTION 2023-19 Langford-Belyea*

*BE IT RESOLVED THAT the Magnetawan Community Centre Board respectfully recommends to Council that the mandate stay as is.*

*Carried.*



2.5 **Discussion Magnetawan Community Centre, Ahmic Harbour Community Centre and Fire Station #2 and Lions' Pavilion Capital 2024 Budget Items**

*RESOLUTION 2023-20 Kneller-Sohm*

*BE IT RESOLVED THAT the Magnetawan Community Centre Board respectfully requests the following items to be considered for the inclusion of the 2024 budget:*

*Kitchen flooring at the Ahmic Community Centre and Magnetawan Fire Station #2*

*Furnace at the Lion's Pavilion*

*Windows at the Magnetawan Community Centre*

*Kitchen Hood/Intake if necessary, at the Magnetawan Community Centre*

*Painting of the Kitchen at the Magnetawan Community Centre*

*Replacement of aluminum pots with steel pots at the Magnetawan Community Centre*

*Carried.*

Committee Member Maria Dunnett offered to investigate pricing of the Steel Pots.

**FOR MORE INFORMATION ONLY**

3.1 **Request Magnetawan Agricultural Society Cabinets Outcome Council**

3.2 **Outcome of Approval of Public Art Project Drawings**

Victor Belyea advised the Committee that he will be resigning from the Committee.

**Adjournment**

4.1 **Confirm the Proceedings of Committee and Adjourn**

*RESOLUTION 2023-21 Sohm-Langford*

*BE IT RESOLVED THAT the Magnetawan Community Centre Board adjourns this meeting at 10:00 am to meet again on January 31, 2024 at 9:00 am at the call of the Chair.*

*Carried.*

Approved by:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary



## **Township of McKellar**

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

October 19, 2023

Hon. Doug Downey  
Attorney General  
McMurtry-Scott Bldg 11th Flr, 720 Bay St.  
Toronto, ON M7A 2S9

Sent via email: [Doug.Downey@ontario.ca](mailto:Doug.Downey@ontario.ca)

**RE: Call for an Amendment to the *Legislation Act, 2006***

Dear Mr. Downey,

At the Regular Meeting of Council held on October 17, 2023, the Council of the Corporation of the Township of McKellar carried the following resolution:

**Resolution No. 23-671**

Moved by: Councillor Kekkonen

Seconded by: Councillor Zulak

**WHEREAS** Metroland Media Group has sought bankruptcy protection and will cease the print publication of its weekly community newspapers across Ontario, moving to an online-only model; and

**WHEREAS** Neil Oliver, Chief Executive Officer and President of Metroland Media Group, said the 71 Metroland community publications will be digital only going forward; and

**WHEREAS** the *Legislation Act, 2006* provides a definition of "newspaper" which applies to every Ontario Act and Regulation, as in a provision requiring publication, means a document that, (a) is **printed in sheet form**, published at regular intervals of a week or less and circulated to the general public, and (b) consists primarily of news of current events of general interest; ("journal"); and

**WHEREAS** Ontario Municipalities are required to follow publication and notice requirements for Provincial Acts and Regulations; and

**WHEREAS** communities such as the West Parry Sound Area cannot comply with publication requirements in Provincial Acts and Regulations as the Parry Sound North Star news publication is no longer being printed in sheet form and there are no other local news publications fitting the definition of “newspaper”; and

**WHEREAS** some small, rural, Ontario Municipalities may not have the means to bring an application to the Court to ask for directions and approval of an alternate manner of providing notice;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of McKellar does hereby request the Provincial government to make an amendment to the *Legislation Act, 2006* to include digital publications as an acceptable means of publication and notice requirements for Provincial Acts and Regulations; and

**FURTHER** request the support of all Ontario Municipalities; and

**FURTHER THAT** this resolution be forwarded to the Minister of Municipal Affairs and Housing, Paul Calandra; Parry Sound-Muskoka MPP, Graydon Smith; The Association of Ontario Municipalities (AMO); CEO and President of Metroland Media Group, Neil Oliver and all Ontario Municipalities.

**Carried**

Regards,



Karlee Britton  
Deputy Clerk  
Township of McKellar  
[deputyclerk@mckellar.ca](mailto:deputyclerk@mckellar.ca)  
(705) 389-2842 x5

cc:

Paul Calandra, Minister of Municipal Affairs and Housing  
Graydon Smith, MPP Parry Sound-Muskoka  
The Association of Ontario Municipalities (AMO)  
Neil Oliver, CEO & President, Metroland Media Group  
All Ontario Municipalities

**Laura Brandt**

---

**From:** FONOM Office/ Bureau de FONOM <fonom.info@gmail.com>  
**Sent:** October 24, 2023 7:38 PM  
**Attachments:** SNOED Poster.pdf; Affiche DEDNO .pdf

**Good Day**

**The FONOM Board strongly supports the Sustainable Northern Ontario Economic Development Program. The FONOM Board would ask you to share this email with the Mayor, Council, and the entire staff.**

The Sustainable Northern Ontario Economic Development course provides the foundation you need to understand and promote economic and social development in Northern Ontario.

Learn about opportunities and challenges, strategies for economic development, and more!

This course is designed for:

- Municipal politicians who make or influence economic decisions in Northern Ontario and want to learn more about taking action and creating wealth.
- Economic development professionals in Northern Ontario who make or influence economic decisions and growth.
- Business owners who want to help build strong communities.
- Provincial, municipal or federal employees living in Northern Ontario.
- Professionals that are new to the field who want to solidify their knowledge.

Upcoming Start Dates:

16 janvier 2024 - Français

January 17, 2024 - English

For more information: <https://snoed.ca/>

Le cours sur le développement économique durable du Nord de l'Ontario fournit les bases dont vous avez besoin pour comprendre et promouvoir le développement économique et social du Nord de l'Ontario.

Apprenez à connaître les possibilités et les défis, les stratégies de développement économique, et plus encore !

Ce cours est conçu à l'intention de :

- Politiciens municipaux qui prennent ou influencent les décisions relatives à l'économie nord-ontarienne et veulent se renseigner davantage sur les moyens d'intervenir et de créer de la richesse pour la région.
- Professionnels en développement économique dans le Nord de l'Ontario qui prennent ou influencent les décisions relatives à l'économie et à la croissance.
- Propriétaires d'entreprise qui veulent aider à bâtir des collectivités robustes.
- Les fonctionnaires municipaux, provinciaux ou fédéraux qui habitent le Nord de l'Ontario.
- Aux professionnels nouvellement embauchés, qui oeuvrent dans ce domaine et qui veulent renforcer leurs connaissances.

Cours à venir à l'hiver 2024 :

**Page 199 of 230**



## The Sustainable Northern Ontario Economic Development course provides the foundation you need to understand and promote economic and social development in Northern Ontario.

Learn about opportunities and challenges, strategies for economic development, and more!

### WHO IS THE COURSE FOR?

- ✓ Economic development professionals
- ✓ Citizens interested in sustainable regional economic development
- ✓ Government officials and politicians
- ✓ Professionals that are new to the field
- ✓ Provincial, municipal or federal employees living in Northern Ontario who make or influence economic decisions and/or policy decisions

The 12-module course is spread over 12 weeks. It is offered in both English and French.

- Accredited through EDAC (Economic Developers Association of Canada).
- Enrolment in the course is limited to 20 participants per semester.
- Cost: \$725



## Fire Underwriters Survey supports Canada's volunteer firefighters, our first responders

*To continue protecting lives and property and ensuring a minimum level of public fire safety in Canada, we strongly invite you to add your voices to this wake-up call initiative of the Canadian Association of Fire Chiefs*

71% of firefighters in the Country are part-time, that's more than 90,000 firefighters. This essential profession no longer attracts these valiant workers we desperately need, because of their low pay, if any. It is only their passion that motivates them: **Protecting our communities**. But that's no longer enough in today's inflationary world. Their remuneration often consists of an annual tax credit of \$3,000 when they fight a minimum of 200 hours per year. And when they exceed that threshold, the tax credit decreases!!

Please take a minute to sign this petition proposed by the Canadian Association of Fire Chiefs to the Government of Canada <https://cafc.ca/page/Bill-C310-Petition> to support Bill C-310's amendments to the Income Tax Act to increase the amount of the tax credit from \$3,000 to \$10,000.

## Petition in Support of Volunteer Firefighters and Search and Rescue personnel

Advocacy » National Issues for the Fire Service » Petition in Support of Bill C-310



**Petition in Support of Bill C-310:**  
An Act to Amend the Income Tax Act  
(Volunteer Firefighting and  
Search and Rescue Volunteer Tax Credit)

**Pétition à l'appui du projet de loi C-310 :**  
Loi modifiant la Loi de l'impôt sur le revenu  
(services de pompier volontaire et  
de volontaire en recherche et sauvetage)

[Click here to view and sign the e-petition](#)

Pour la version en français, veuillez appuyer ici



CANADIAN ASSOCIATION  
OF FIRE CHIEFS

ASSOCIATION CANADIENNE  
DES CHEFS DE POMPIERS

<https://www.cbc.ca/news/canada/new-brunswick/volunteer-firefighter-shortage-new-brunswick-1.6865721>

<https://globalnews.ca/news/9754788/canada-firefighter-shortage-recruitment/#:~:text=But%20the%20number%20of%20volunteers,census%20report%20for%202022%20showed>

## Le Service d'inspection des assureurs incendie appuie les pompiers à temps partiel, nos premiers répondants

*Pour continuer à assurer une sécurité incendie publique minimale au pays et protéger nos vies et nos biens, nous vous invitons ardemment à joindre vos voix à ce cri d'alarme, en appuyant cette initiative de l'Association canadienne des chefs de pompiers*

71% des pompiers au pays sont à temps partiel, ce sont plus de 90 000 pompiers. Ce métier essentiel n'attire plus ces valeureux intervenants à cause de leur faible rémunération, quand ils en obtiennent une. C'est uniquement leur passion qui les motive : **protéger nos communautés**. Mais ce n'est plus suffisant dans le contexte inflationniste d'aujourd'hui. Leur rémunération bien souvent consiste à obtenir un crédit d'impôt annuel de 3 000 \$ lorsqu'ils combattent un minimum de 200 heures par année. Et quand ils les dépassent, le crédit diminue !!!

Nous vous invitons à prendre une minute pour signer cette pétition proposée par l'Association canadienne des chefs de pompiers à l'intention du Gouvernement du Canada <https://cafc.ca/page/Loi-C310-Petition> afin qu'il appuie le projet de loi C-310 proposant une modification de la Loi de l'impôt sur le revenu afin d'augmenter le montant du crédit d'impôt de 3 000 \$ à 10 000 \$.

## Pétition à l'appui des pompiers volontaires et du personnel de recherche et de sauvetage



**Petition in Support of Bill C-310:**  
An Act to Amend the Income Tax Act  
(Volunteer Firefighting and  
Search and Rescue Volunteer Tax Credit)

**Pétition à l'appui du projet de loi C-310 :**  
Loi modifiant la Loi de l'impôt sur le revenu  
(services de pompier volontaire et  
de volontaire en recherche et sauvetage)

[Click here to view and sign the e-petition](#)

For the english version, please [click here](#)



CANADIAN ASSOCIATION  
OF FIRE CHIEFS

ASSOCIATION CANADIENNE  
DES CHEFS DE POMPIERS

Étude 2023 de l'Association des gestionnaires en sécurité incendie et civile du Québec (AGSICQ) sur Les enjeux de relève chez les pompiers : <https://www.newswire.ca/fr/news-releases/l-agsicq-publie-un-portrait-des-impacts-de-la-penurie-de-main-d-oeuvre-chez-les-pompiers-859614744.html>

2023 Allocation \$1,112,000  
2024 Allocation \$1,181,600

**Ministry of Finance**  
Provincial-Local Finance  
Division  
Frost Building North  
95 Grosvenor Street  
Toronto, ON M7A 1Y7

**Ministère des Finances**  
Division des relations provinciales  
municipales en matière de finances  
Édifice Frost Nord  
95 rue Grosvenor  
Toronto, ON M7A 1Y7



October 20, 2023

Dear Treasurer/Clerk-Treasurer:

In the October 20 letter to Heads of Council, the Minister of Finance announced the 2024 Ontario Municipal Partnership Fund (OMPF) municipal allocations. This letter provides additional information regarding your municipality's 2024 OMPF allocation.

We are pleased to advise that your municipality will benefit from an increase in OMPF funding compared to 2023.

#### **2024 OMPF**

For 2024, the government is maintaining the overall structure of the \$500 million OMPF, while ensuring that the program continues to be responsive to municipal circumstances. This means the core grant components of the program and Transitional Assistance will provide support as outlined below:

- The **Assessment Equalization Grant component** will provide \$149 million to support municipalities with limited property assessment.
- The **Rural Communities Grant component** will provide \$155 million in recognition of the challenges of rural municipalities, including rural farming communities.
- The **Northern Communities Grant component** will provide \$90 million in recognition of the challenges of northern municipalities.
- The **Northern and Rural Fiscal Circumstances Grant component** will provide \$94 million to support northern and rural municipalities with the more challenging fiscal circumstances.
- Consistent with prior years, **Transitional Assistance** will ensure that municipalities in northern Ontario receive at least 90 per cent of their 2023 OMPF allocation, and municipalities in southern Ontario receive at least 85 per cent. Municipalities in all regions of the province with the most challenging fiscal

circumstances will continue to have their funding enhanced up to 100 per cent of the prior year's allocation.

Additional 2024 OMPF information is available in the following supporting materials.

## **2024 OMPF – SUPPORTING MATERIAL**

To assist municipalities in understanding the OMPF and their individual 2024 allocations, the Ministry of Finance provides detailed and customized supporting documentation:

- A.** 2024 OMPF Allocation Notice and Inserts
- B.** 2024 OMPF Technical Guide
- C.** Municipal Workbooks

### ***A. 2024 OMPF Allocation Notice and Inserts***

The *OMPF Allocation Notice and Inserts* outline individual municipal OMPF allocations by grant component, and also provide a summary of 2024 key data inputs. A municipality's 2024 allocation is noted on line A.

### ***B. 2024 OMPF Technical Guide***

The *2024 OMPF Technical Guide* provides information with respect to individual grant thresholds, parameters and data sources.

### ***C. 2024 Municipal Workbooks***

The *2024 OMPF Workbook and the 2024 Northern and Rural Municipal Fiscal Circumstances Index (MFCI) Workbook* (if applicable) provide detailed calculations of the 2024 OMPF grant components, the determination of the Northern and Rural MFCI, and outline all underlying data elements.

These workbooks will be provided electronically to municipal treasurers and clerk-treasurers in the coming weeks.

The *2024 OMPF Technical Guide*, as well as municipal allocations, are also available electronically on the Ministry's website:

<https://www.ontario.ca/document/2024-ontario-municipal-partnership-fund>

## 2024 PAYMENT SCHEDULE

The *2024 Cash Flow Notice* identifies your municipality's quarterly payment schedule. Payments will be processed at the end of January, April, July, and October 2024. As outlined in the following section, OMPF payments are subject to holdback for municipalities that do not comply with applicable reporting requirements.

## 2024 REPORTING OBLIGATIONS

As you know, OMPF payments are subject to compliance with the program's reporting obligations.

Specifically, municipalities are required to submit Financial Information Returns (FIR) to the Ministry of Municipal Affairs and Housing (MMAH) and tax-rate bylaws through the Online Property Tax Analysis (OPTA) system or to MMAH as outlined in the following schedule:

<b>2024 OMPF Reporting Obligations</b>	2023 FIRs	By May 31, 2024
	2024 tax-rates	By August 31, 2024

Payments for municipalities that do not meet their 2024 reporting obligations will be subject to holdback, beginning with the 2024 fourth quarterly payment, until these documents have been filed.

If you require additional information regarding the OMPF, you may e-mail your inquiries and contact information to: [info.ompf@ontario.ca](mailto:info.ompf@ontario.ca).

In closing, we would like to thank you for your ongoing partnership. We look forward to continuing to work with you on the OMPF.

Sincerely,



Ian Freeman  
Assistant Deputy Minister  
Provincial-Local Finance Division



**Ministry of Finance**  
**Office of the Minister**  
Frost Building S, 7th Floor  
7 Queen's Park Crescent  
Toronto ON M7A 1Y7  
Tel.: 416-325-0400



**Ministère des Finances**  
**Bureau du ministre**  
Édifice Frost Sud 7e étage  
7 Queen's Park Crescent  
Toronto (Ontario) M7A 1Y7  
Tél.: 416-325-0400

**Minister of Finance | Ministre des Finances**  
**PETER BETHLENFALVY**

October 20, 2023

Dear Head of Council:

I am writing to provide details on the 2024 Ontario Municipal Partnership Fund (OMPF).

During this heightened period of economic uncertainty, municipalities need predictability during their annual budget planning. To help provide that predictability, Ontario is announcing the 2024 OMPF allocations now and maintaining the overall structure of the \$500 million program.

The program will continue to be responsive to changing circumstances of individual municipalities through annual data updates and related adjustments. As in prior years, transitional assistance will ensure that in 2024 municipalities in northern Ontario receive at least 90 per cent of their 2023 OMPF allocation while municipalities in southern Ontario receive at least 85 per cent.

Maintaining a close relationship with our municipal partners remains critical as we continue to work together to build a Strong Ontario. That is why our government has continued to increase support for municipalities through the doubling of the Ontario Community Infrastructure Fund (OCIF) and the introduction of the Northern Ontario Resource Development Support (NORDS). We also recently introduced the Building Faster Fund, which will provide up to \$1.2 billion over three years for municipalities that meet or exceed their housing targets, with a portion allocated to small, rural and northern communities to address their unique needs. Our government also announced that we will restore provincial annual base funding for public health units starting in 2024.

The Ministry of Finance's Provincial-Local Finance Division will be providing your municipal treasurers and clerk-treasurers with further details on your 2024 OMPF allocation. Supporting materials are also available on the ministry's web site at [ontario.ca/document/2024-ontario-municipal-partnership-fund](https://ontario.ca/document/2024-ontario-municipal-partnership-fund).

.../cont'd

I look forward to our continued collaboration as we move forward with building a strong future for our province.

Sincerely,

*Original signed by*

Peter Bethlenfalvy  
Minister of Finance

c. c. The Honourable Paul Calandra, Minister of Municipal Affairs and Housing



**Do you have a creative solution**  
*you have implemented in your municipality that could help others, or have you completed a special project you would like to share?*

*Contact Kelly Elliott  
 at [kellyelliott@aors.on.ca](mailto:kellyelliott@aors.on.ca) to have it featured!*

# Finding a Creative Solution

By *Scott Edwards CRS-S*

AORS Director of Almaguin Road Superintendents Association

**D**uring the Fall of 2022, the Municipality of Magnetawan's Foreman Charles Saunders and Equipment Operator Matthew Towler had an idea for some sort of blower to be in front of the road grader to remove leaves and debris that slow down the operation. They started to research different types of blowers and came up with the Toro Pro Force Blower, which is used by some Roads Departments in the United States and towed behind a pickup truck. I contacted Chris Emerton, the Commercial Territory Manager of Turf Care Products located in Newmarket, to discuss this sort of application of this product and cost. As the quote we received was reasonable, and I was sold on the idea, I pitched the purchase to our Council who also saw this as a time/labour saving piece of equipment and approved for budget. When Chris came up to Magnetawan to demonstrate the unit, we could see after one pass in the parking lot towed behind our patrol truck the value for our municipality and staff. Since then, we use the unit for rural sweeping in unpopulated areas, as well as for the tree brushing operations to quickly remove debris and branches off the roadway. To note, it takes an estimated 10-15 minutes at 10kph to blow off 1 km of roadway depending on the amount of debris.



# Two more large outdoor murals completed in Magnetawan

Author of the article:

**Rocco Frangione** • Local Journalism Initiative

Published Oct 25, 2023 • 4 minute read

[Join the conversation](#)



Nomi Drory and her son Dan Drory-Lehrer and one section of the 78-foot long mural they painted at the Magnetawan Community Centre and Lions Pavilion. The images mother and son painted showcase all the activities that take place at the pavilion year-round. Rocco Frangione/Local Journalism Initiative

## Article content

Chalk up another two outdoor wall murals for Magnetawan.

The latest paintings are on the side of the Heritage Museum Centre and on the walls of the Magnetawan Community Centre and Lions Pavilion.

The 10 by 17 foot painting at the museum depicts a lighthouse on Lake Cecebe and the steamship Wenonah.

The mural at the pavilion covers four walls, is 10 feet high, 78 feet long and showcases all the activities that occur year-round at the outdoor facility.

The murals were made by Nomi Drory and her son Dan Drory-Lehrer.

Both murals represent the first time mother and son have collaborated on a municipal-sponsored project in Magnetawan. However Nomi Drory is no stranger when doing

mural work for the municipality. Originally from Bolivia, Drory was raised in Israel. She made the move to Canada as an adult and lived in Toronto until December 2020 when she relocated to Magnetawan.

In 2021 when the municipality embarked on its exterior wall mural initiative, Drory was the first artist chosen to kickstart the multi-year project. She produced a 90-foot long mural on a retaining wall below the docks of the Magnetawan River which depicts the town's water history dating back to the 1800s

An artist from Toronto, Kristyn Watterworth, painted a mural on one wall of the Heritage Museum Centre in 2022 with Drory back this year.

The images mom and son painted at the pavilion are people engaged in pickleball, archery, basketball, roller skating, ice hockey and figure skating. There are also two musicians playing instruments to showcase that the pavilion is also the site of a farmer's market, and in addition to the vendors selling their goods, the event includes musicians to enhance the market experience.

Both artists collaborated on the draft drawings via the internet because Drory-Lehrer was in Berlin at the time before arriving in Magnetawan.

"We bounced ideas off each other," Drory-Lehrer said.

When the pair agreed on the look of the final images, Drory-Lehrer used his photography and photoshop skills to render the drawings and the pair sketched the images on the four walls and then the painting began.

Drory-Lehrer said a critical element to the images was to decide the precise poses they would place their characters in "so that we could show the most action and movement for each sport".

For example with the basketball image, the artists had several poses they could have used from a player running and dribbling the ball, to a free throw or the jump ball when players on both sides jump for the ball thrown up by the referee. But they settled on a female player jumping and throwing the ball toward the basketball hoop because it had the most action.

It also fit well with several slogans the artists created for several of the images.

Drory said the slogan they came up with for the basketball image was 'Reach For Your Goals' which was a play on words since the basketball player is in mid air and reaching for the hoop.

'Aim High' is the slogan Drory said they created for the hockey player shooting a puck toward the net.

The mural also promotes the municipality with Laura Brandt, the town's Deputy Clerk suggesting the phrase #Magswhereitsat to enhance the town's online profile.

Drory says the pavilion artwork was not without its challenges. One of the walls supports a plaque dedicated to the Lions which recognizes the work they did to help create the pavilion. But on both sides of the plaque are the doors to the men's and women's washrooms.



“It was difficult to incorporate what to paint on this side,” Drory said.

But then the proverbial light bulb went off and Drory suggested they paint a man and woman on both sides of the plaque and position them like they are holding up the plaque.

The finished image draws attention away from the bathroom doors which otherwise would have interrupted the flow of images. Drory and Drory-Lehrer did the same thing on the fourth wall which depicts the winter activities but has a real bench placed up against it.

Mom and son painted one of their characters “sitting” on the bench lacing up roller skates while a hockey player holding a hockey stick is also painted “sitting” on the bench.

Mother and son worked on both murals throughout the summer and early fall and wrapped up their projects just ahead of the Thanksgiving weekend. They used acrylics and weathered sealed the art to protect it from the environment.

Drory-Lehrer says it was common to have residents come by and view their work during the painting phase.

He says when he told people he was “working on a project with my mother, they admired our connection”.

Drory-Lehrer, who is 30, says he got into art because of his mother who has been painting for decades. Soon Drory-Lehrer will be off to Mexico to pursue commercial mural commissions.

“But if Magnetawan has more mural projects I would come back to work with mom,” he said. “It’s cool to have a mom who is doing awesome projects”.

Rocco Frangione is a Local Journalism Initiative reporter who works out of the North Bay Nugget. The Local Journalism Initiative is funded by the Government of Canada.



# Firefighter's Food Drive in Almaguin South



Wednesday, December 6, 2023  
Starting at 6:30 pm

Leave your porch light on so the firefighters will know to pick up the food you donate. **Non-perishable** items only please.

Food will be  
picked up in:

Burk's Falls  
Katrine  
Emsdale  
Magnetawan  
Kearney  
Sprucedale



Supporting the  
Burk's Falls and District Food Bank  
*Serving Almaguin South*

*The Municipality of Magnetawan presents*

# NEW YEAR'S EVE GALA

**SUNDAY DECEMBER 31<sup>ST</sup>**

**ALL PROCEEDS WILL BE DONATED TO THE MAGNETWAN  
CHAPTER OF HABITAT FOR HUMANITY**



**Magnetawan Community Centre Doors Open at 8:30pm**

**LIVE ENTERTAINMENT BY FILTHY RICH AND THE EMPTY POCKETS!**

**ONLY 150 TICKETS WILL BE SOLD IN ADVANCE**

**Tickets are \$40 per person. Tickets include admission to the Gala, Midnight  
Grazing Table, Midnight Champagne, and Entry into Door Prizes!**

**CASH BAR WILL BE AVAILABLE**

*Licensed Under the LLBO*

**PLEASE REMEMBER TO DRINK RESPONSIBLY**

**ARRIVE ALIVE-DRIVE SOBER**

**For more information and to purchase tickets please contact the  
Municipal Office at (705) 387-3947 or by email at  
[recreation@magnetawan.com](mailto:recreation@magnetawan.com)**



**The Municipal Office and Landfills will be closed  
Monday, November 13, 2023 in observance of**

# **REMEMBRANCE DAY**

**Services will be held at the Magnetawan Cenotaph at 2pm Saturday  
November 11th**

**Refreshments will be served at the Magnetawan Community Centre  
courtesy of the Magnetawan Agricultural Society after the Ceremony**



Lest We Forget

**Page 214 of 230**







# ICYMI In Case You Missed It! Council Highlights October 25, 2023



To read the complete minutes, agenda packages and by-laws please visit our website at [www.magnetawan.com](http://www.magnetawan.com)



Council passed resolution 2023-323 receiving the verbal update Habitat for Humanity. The Magnetawan Chapter has made history with an unprecedented affordable housing project of the organization's first modular home! To read the most recent press release or more information regarding the Magnetawan Chapter Habitat for Humanity's build please visit their website at <https://habitatgatewaynorth.com/>

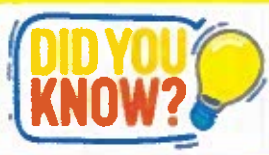
Council passed resolution 2023-311 receiving and approving the By-law to License and Regulate the Use of Short-Term Accommodation Properties as presented. To view the NEW By-law and to find out more about the Application Process visit our website!



Council passed resolution 2023-319 supporting the Request from the Almaguin Highlands Health Council Lab Services. Council respectfully requests a commitment from Muskoka Algonquin Health Care to resume laboratory services to their regular functions on a regular schedule as the laboratory has seen a significant number of closures over the summer due to Staffing resources.



Council passed resolution 2023-316 receiving the Staff Quarterly Reports from the Department Heads as presented for information only. Want to know what our departments are up to? Check out the agenda package posted on our website!



That the Municipal Landfills have switched to WINTER HOURS. Chapman Landfill is open Sunday, Monday. Croft Landfill is open Tuesday, Friday, Saturday. For more information about Municipal Landfills and Recycling please visit our landfill and recycling page on our website!

**SAVE THE DATE**

The next open public meeting of Council is November 15, 2023, at 1:00 pm at the Magnetawan Community Centre.



Council Approval Accounts Payable and Payroll

Meeting Date: November 15/2023

Accounts Payable	Amount
Batch # 2023-00152 Cheque Date: Oct. 19/23 From: 25056 To: 25056	\$ 5,400.00
Batch # 2023-00154 Cheque Date: Oct. 25/23 From: 25057 To: 25058	\$ 2,461.83
Batch # 2023-00156 Cheque Date: Nov. 2/23 From: 25063 To: 25070	\$ 13,115.26
Batch # 2023-00158 Cheque Date: Nov. 3/23 From: 25071 To: 25071	\$ 1,640.00
Batch # 2023-00160 Cheque Date: Nov. 15/23 From: 25072 To: 25115	\$ 217,847.73
EFT Batch # 2023-00161	\$ 112,490.79
<b>Total Accounts Payable</b>	<b>\$ 352,955.61</b>
Cancelled Cheques 25034 - wrong vendor 23094 - lost in mail, reissued	
<b>Payroll</b>	
Staff Pay Pay Period: # 22 All Direct Deposit	\$ 40,357.96
Staff Pay Pay Period: # All Direct Deposit	\$
<b>Council Pay</b> Pay Period: # 22 All Direct Deposit	\$ 4,653.49
<b>Total Payroll</b>	<b>\$ 45,011.45</b>
<b>Total for Resolution</b>	<b>\$ 397,967.06</b>

**Municipality of Magnetawan  
List Of Accounts for Approval**  
Batch: 2023-00152 to 2023-00167

Bank Code - CURR - CURRENT ACCOUNT

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
25056 2023-2024	10/19/2023	MIS Municipal Insurance Services Ltd. 1-4-1200-2120 - ADMIN - INSUR 1-1-1100-1102 - HST RECEIVA	RENEWAL-07/30/2023-07/ HSTBIReb Tax Code	5,054.16 345.84	5,400.00
25057 SEPT2023 AUGUST2023	10/25/2023	CANADIAN UNION OF PUBLIC EMPLOYEES 1-2-1000-1044 - UNION DUES I 1-2-1000-1044 - UNION DUES I	SEPTEMBER 2023 UNION AUGUST 2023 UNION DUE	728.31 1,231.80	728.31 1,231.80
				Payment Total:	1,960.11
25058 EST0008*	10/25/2023	KELLY MATTICE 1-4-2600-2015 - REC - EVENTS 1-1-1100-1102 - HST RECEIVA	NOAA JURIED SHOW-SEF HSTBIReb Tax Code	451.82 49.90	501.72
25059	11/2/2023	VOID - Cheque Confirmation			
25060	11/2/2023	VOID - Cheque Confirmation			
25061	11/2/2023	VOID - Cheque Confirmation			
25062	11/2/2023	VOID - Cheque Confirmation			
25063 20231101	11/2/2023	Canada Post 1-4-1300-2200 - TREAS - ACCC 1-1-1100-1102 - HST RECEIVA	STAMPS HSTBIReb Tax Code	3,659.30 404.18	4,063.48
25064 22358	11/2/2023	DEAN'S AUTO CARE 1-4-2110-2070 - CBO VEHICLE 1-1-1100-1102 - HST RECEIVA	2021 NISSAN-OIL CHANGI HSTBIReb Tax Code	105.25 11.62	116.87
25065 2024RENEWAL	11/2/2023	EASYPAY 1-4-1300-2200 - TREAS - ACCC 1-1-1100-1102 - HST RECEIVA	2024 PAYROLL SOFTWARE HSTBIReb Tax Code	385.67 42.60	428.27
25066 22-2125-606	11/2/2023	ECOVUE CONSULTING SERVICES 1-1-1100-1138 - A/R - W. GREE 1-1-1100-1102 - HST RECEIVA	GREEN SEVERANCE HSTBIReb Tax Code	412.13 45.52	457.65
25067 1891139	11/2/2023	FASKEN MARTINEAU DUMOULIN LLP 1-4-1000-1011 - COUNCIL - INT 1-1-1100-1102 - HST RECEIVA	INTEGRITY COMMISSIONI HSTBIReb Tax Code	396.86 43.84	440.70
25068 4385 4715	11/2/2023	GILROY'S TIRE 1-4-3240-2070 - FL - REPAIRS 1-1-1100-1102 - HST RECEIVA 1-4-3229-2070 - TR29 - REPAIF 1-4-3228-2070 - TR28 - REPAIF 1-4-3226-2070 - TR26 - REPAIF 1-4-3227-2070 - TR27 - REPAIF 1-4-3222-2070 - TR22 - REPAIF 1-1-1100-1102 - HST RECEIVA	FLOAT CHARGE HSTBIReb Tax Code TRUCK #22,26,27,28&29 V TRUCK #22,26,27,28&29 V TRUCK #22,26,27,28&29 V TRUCK #22,26,27,28&29 V TRUCK #22,26,27,28&29 V HSTBIReb Tax Code	2,148.16 237.27 825.68 825.68 825.68 825.68 825.68 456.01	2,385.43 4,584.41

**Municipality of Magnetawan  
List Of Accounts for Approval**  
Batch: 2023-00152 to 2023-00167

**COMPUTER CHEQUE**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
				Payment Total:	6,969.84
<b>25069</b>	<b>11/2/2023</b>	<b>HURONIA ALARM &amp; FIRE SECURITY INC.</b>			
1255973		1-4-7300-2400 - HALL - REPAIR	SEMI-ANNUAL MAG HALL	165.00	
		1-1-1100-1101 - HST RECEIVAL	HST100%Reb Tax Code	21.45	186.45
<b>25070</b>	<b>11/2/2023</b>	<b>SPECTRUM TELECOM GROUP LTD</b>			
C1296593		1-4-2000-2053 - FD - COMMUN	TOWER RENTAL-FIRE&PL	203.52	
		1-4-3101-2053 - J - COMMUNIC	TOWER RENTAL-FIRE&PL	203.52	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	44.96	452.00
<b>25071</b>	<b>11/3/2023</b>	<b>STEPHANIE TRIPP</b>			
20231103		1-1-1100-2028 - R/A TRIPP	REIMBURSEMENT - ZBLA	1,640.00	1,640.00
<b>25072</b>	<b>11/15/2023</b>	<b>ACTIVE LOCK AND SAFE</b>			
21975		1-4-4020-2120 - LF - OFFICE	PARKS&PUBLIC WORKS I	258.47	
		1-4-7300-2400 - HALL - REPAIR	PARKS&PUBLIC WORKS I	423.45	
		1-1-1100-1101 - HST RECEIVAL	HST100%Reb Tax Code	55.05	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	28.55	765.52
<b>25073</b>	<b>11/15/2023</b>	<b>ADAMS BROS. CONSTRUCTION LTD.</b>			
167173		1-4-4020-2020 - LF - LATRINE I	OCT.29 - NOV.26 LF TOILE	152.64	
		1-4-4030-2015 - RECY - LATRII	OCT.29 - NOV.26 LF TOILE	152.64	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	33.72	339.00
<b>25074</b>	<b>11/15/2023</b>	<b>AGRICULTURE FORESTRY CONSTRUCTION INC</b>			
4613		1-4-3217-2070 - BH4 - REPAIR	BH #4-OIL CHANGE	768.03	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	84.83	852.86
<b>25075</b>	<b>11/15/2023</b>	<b>ALGONQUIN CLEAN WATER SERVICES INC</b>			
1953		1-4-4300-2010 - W-SYS - MATE	SPARE PARTS-VARIOUS	1,404.62	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	155.14	1,559.76
<b>25076</b>	<b>11/15/2023</b>	<b>THE ENGRAVING SHOPPE</b>			
97568		1-4-1200-2010 - ADMIN - OFFIC	NAME PLATE - SC	35.62	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	3.93	39.55
<b>25077</b>	<b>11/15/2023</b>	<b>CARR AGGREGATES INC</b>			
10615		1-4-3041-2010 - D1 - MATERIAL	A GRAVEL-PATCHING & W	1,493.28	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	162.93	1,656.21
10656		1-4-3041-2010 - D1 - MATERIAL	2" GRAVEL-PATCHING & \	1,354.26	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	147.60	1,501.86
10616		1-4-3041-2010 - D1 - MATERIAL	A GRAVEL-PATCHING&WA	475.26	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	51.86	527.12
			Payment Total:		3,685.19
<b>25078</b>	<b>11/15/2023</b>	<b>CURRIE TRUCK CENTRE</b>			
0579594P		1-4-3051-2010 - E1 - MATERIAL	DUMP BOX SAFETY STAN	2,136.96	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	236.04	2,373.00
<b>25079</b>	<b>11/15/2023</b>	<b>CINDY LEGGETT</b>			
10312023		1-4-2600-2400 - REC - RECRE/	EXCERCISE CLASSES-OC	1,280.00	1,280.00
<b>25080</b>	<b>11/15/2023</b>	<b>EJ WILLIAMS SURVEYING LIMITED</b>			
3394		1-4-2000-8000 - FD - CAPITAL	285 CHAPMAN SURVEY-F	1,564.49	
		1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	172.81	1,737.30

**Municipality of Magnetawan  
List Of Accounts for Approval**  
Batch: 2023-00152 to 2023-00167

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>25081</b>	<b>11/15/2023</b>	<b>FREIGHTLINER NORTH BAY</b>				
IN09009		1-4-3228-2070 - TR28 - REPAIF	TRUCK #28 & #29 FILTER	481.64		
		1-4-3229-2070 - TR29 - REPAIF	TRUCK #28 & #29 FILTER	481.64		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	106.40		1,069.68
RN09666		1-4-3227-2070 - TR27 - REPAIF	TRUCK #27TORQUE WHE	253.40		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	27.99		281.39
			Payment Total:			<u>1,351.07</u>
<b>25082</b>	<b>11/15/2023</b>	<b>FOWLER CONSTRUCTION COMPANY</b>				
73525		1-2-1000-1010 - TRADE ACCOI	CULVERT 11 HOLDBACK I	114,388.31		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	12,634.62		127,022.93
<b>25083</b>	<b>11/15/2023</b>	<b>JOHNSTON CALVIN</b>				
28		1-4-5010-2400 - CEM - REPAIR	SPENCE CEMETERY CUT	1,058.31		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	116.89		1,175.20
27		1-4-3022-3015 - B2 - RENTAL C	ROADSIDE BRUSHING	12,919.05		
		1-4-3011-4010 - A - CONTRAC	ROADSIDE BRUSHING	8,450.60		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2,360.35		23,730.00
26		1-4-3042-4010 - D2 - CONTRAC	HIRED GRADER-SEPT. 26	10,053.91		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1,110.49		11,164.40
			Payment Total:			<u>36,069.60</u>
<b>25084</b>	<b>11/15/2023</b>	<b>Town Of Kearney</b>				
10/12/23-VALU-446-TIM HORTC		1-4-2000-1410 - FD - VOLUNTE	TRAINING LUNCH-FD	46.00		46.00
		1-4-2000-1410 - FD - VOLUNTE	TRAINING LUNCH 10/13/21	29.54		29.54
			Payment Total:			<u>75.54</u>
<b>25085</b>	<b>11/15/2023</b>	<b>LITT, REGINALD JOHN</b>				
11152023		1-3-8000-7800 - PLN - PLANNIF	REIMBURSEMENT OF PRI	250.00		250.00
<b>25086</b>	<b>11/15/2023</b>	<b>BRANDT LAURA</b>				
805-DOLLARAM		1-4-2600-2015 - REC - EVENTS	XMAS TREE LIGHTING AN	76.57		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	8.46		85.03
<b>25087</b>	<b>11/15/2023</b>	<b>MAGNETAWAN GRILL AND GROC</b>				
31324119		1-4-7200-2020 - PARKS - SAFE	WATER	23.96		23.96
<b>25088</b>	<b>11/15/2023</b>	<b>MAGNETAWAN BUILDING CENTRE (PARKS)</b>				
102-49139		1-4-7200-2400 - PARKS - REPA	SUPPLIES	32.96		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.64		36.60
101-129929		1-4-7200-2400 - PARKS - REPA	SUPPLIES	12.81		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.42		14.23
102-49105		1-4-7200-2400 - PARKS - REPA	SUPPLIES	5.03		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.55		5.58
101-129955		1-4-7200-2020 - PARKS - SAFE	SUPPLIES	56.74		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	6.27		63.01
101-129956		1-4-7200-2400 - PARKS - REPA	SUPPLIES	201.48		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	22.25		223.73
102-49169		1-4-7300-2010 - HALL - MATER	SUPPLIES	13.17		
		1-4-7200-2012 - PARKS - FLOV	SUPPLIES	128.20		
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	1.71		
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	14.16		157.24
102-48953		1-4-7700-2010 - AHMIC - MATE	SUPPLIES	15.01		
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	1.95		16.96
101-129894		1-4-7200-2010 - PARKS - MATE	SUPPLIES	22.38		

**Municipality of Magnetawan  
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Batch: 2023-00152 to 2023-00167

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	GL Account	GL Transaction Description	Detail Amount	Payment Amount
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	2.47	24.85
102-49063			1-4-7200-2010 - PARKS - MATE	SUPPLIES	36.23	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	4.00	40.23
102-49066			1-4-1200-2010 - ADMIN - OFFIC	SUPLIES	45.25	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	5.00	50.25
103-120449			1-4-7200-2010 - PARKS - MATE	SUPPLIES	14.64	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	1.62	16.26
101-129501			1-4-7300-2010 - HALL - MATER	SUPPLIES	13.31	
			1-4-7200-2010 - PARKS - MATE	SUPPLIES	10.06	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	2.59	25.96
104-96783CR			1-4-7200-2010 - PARKS - MATE	SUPPLIES	-17.08	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	-1.88	-18.96
				Payment Total:		655.94
<b>25089</b>	<b>11/15/2023</b>	<b>MAGNETAWAN BUILDING CENTRE (ROADS)</b>				
101-129910			1-4-3101-2010 - J - MATERIALS	SUPPLIES	13.73	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	1.51	15.24
103-120086			1-4-3101-2010 - J - MATERIALS	SUPPLIES	22.37	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	2.47	24.84
101-129297			1-4-3101-2010 - J - MATERIALS	SUPPLIES	6.60	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	0.73	7.33
102-48860			1-4-3101-2010 - J - MATERIALS	SUPPLIES	26.95	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	2.97	29.92
				Payment Total:		77.33
<b>25090</b>	<b>11/15/2023</b>	<b>MAGNETAWAN BUILDING CENTRE (FIRE DEPT.)</b>				
101-129723			1-4-2005-7140 - MAG STATION	SUPPLIES	12.71	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	1.40	14.11
<b>25091</b>	<b>11/15/2023</b>	<b>MAGNETAWAN BUILDING CENTRE (LANDFILL)</b>				
103-120180			1-4-4020-2080 - LF - SMALL TC	SUPPLIES	7.12	
			1-4-4030-2080 - RECY - SMALL	SUPPLIES	7.12	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	1.57	15.81
101-129430			1-4-4020-2120 - LF - OFFICE	SUPPLIES	12.98	
			1-4-4030-2120 - RECY - OFFIC	SUPPLIES	12.98	25.96
101-129850			1-4-4020-2010 - LF - MATERIAL	SUPPLIES	110.91	
			1-4-4030-2010 - RECY - MATEF	SUPPLIES	110.91	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	24.50	246.32
101-129859			1-4-4020-2120 - LF - OFFICE	SUPPLIES	31.54	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	3.48	35.02
101-129499			1-4-4020-2010 - LF - MATERIAL	SUPPLIES	9.15	
			1-4-4030-2010 - RECY - MATEF	SUPPLIES	9.16	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	2.02	20.33
103-120037			1-4-3101-2020 - J - SAFETY SL	SUPPLIES	54.93	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	6.07	61.00
103-120179			1-4-4020-2010 - LF - MATERIAL	SUPPLIES	42.34	
			1-4-4030-2010 - RECY - MATEF	SUPPLIES	42.34	
			1-1-1100-1102 - HST RECEIVAL	HSTBIReb Tax Code	9.35	94.03
				Payment Total:		498.47
<b>25092</b>	<b>11/15/2023</b>	<b>MAGNETAWAN WATERSHED LAND TRUST</b>				
10262023			1-2-1000-1083 - ENTRANCE SE	ENTRANCE PERMIT DEPC	500.00	500.00
<b>25093</b>	<b>11/15/2023</b>	<b>MAIN ROBERT GARFIELD</b>				



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Payment #	Date	Vendor Name	GL Transaction Description	Detail Amount	Payment Amount
Invoice #		GL Account			
20231026		1-2-1000-1083 - ENTRANCE SE	ENTRANCE PERMIT DEPC	500.00	500.00
<b>25094</b>	<b>11/15/2023</b>	<b>MAC LANG (SUNDRIDGE) LIMITED</b>			
CCCS202319		1-4-7218-2070 - TR12 - REPAIF	2018 DODGE-PARKS, WIN	2,298.12	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	253.84	2,551.96
<b>25095</b>	<b>11/15/2023</b>	<b>MINISTER OF FINANCE</b>			
3025102308521		1-4-2000-1310 - FD - CONFERE	APR-JUNE 2023 REGIS. FI	195.00	195.00
<b>25096</b>	<b>11/15/2023</b>	<b>MINISTER OF FINANCE</b>			
3412102307380		1-4-2000-7230 - FD - MNR FIRE	MNR FIRE PROTECTION-2	9,831.70	9,831.70
<b>25097</b>	<b>11/15/2023</b>	<b>CEDAR SIGNS</b>			
INV/2023/4555		1-4-3101-2350 - J - SIGNAGE	SIGNAGE	81.78	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	9.03	90.81
<b>25098</b>	<b>11/15/2023</b>	<b>JIM MOORE PETROLEUM</b>			
632526		1-4-3101-2022 - J - CLEAR DIE	CLEAR DIESEL	1,312.61	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	144.98	1,457.59
632527		1-4-3101-2023 - J - DYED DIES	DYED DIESEL	454.45	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	50.20	504.65
633022		1-4-7200-2024 - PARKS - HEAT	PARKS GARAGE-FURNAC	849.48	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	93.83	943.31
633000		1-4-3101-2010 - J - MATERIALS	GREASE FOR ALL TRUCK	508.84	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	56.21	565.05
			Payment Total:		3,470.60
<b>25099</b>	<b>11/15/2023</b>	<b>MOORE PROPANE LIMITED</b>			
19003929		1-4-3101-2024 - J - HEATING	PROPANE-18 MILLER RD.	1,117.94	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	123.48	1,241.42
<b>25100</b>	<b>11/15/2023</b>	<b>MHBC PLANNING LIMITED</b>			
5031714		1-1-1100-1170 - A/R - PLANNIN	EISSES HWY 124-PRE-CC	504.73	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	55.75	560.48
5031701		1-4-8010-5014 - PLN - GENERA	MUNICIPALLY INITIATED E	640.07	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	70.70	710.77
			Payment Total:		1,271.25
<b>25101</b>	<b>11/15/2023</b>	<b>MY-TECH INFORMATION TECHNOLOGY</b>			
OCT31/2023		1-4-1200-2130 - ADMIN - COMF	IT SERVICES-COMPUTER	1,984.32	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	219.18	2,203.50
<b>25102</b>	<b>11/15/2023</b>	<b>NEAR NORTH INDUSTRIAL SOLUTIONS</b>			
89222		1-4-3101-2010 - J - MATERIALS	HYDRAULIC OIL	72.46	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	8.01	80.47
89075		1-4-4030-2010 - RECY - MATEF	CHEVRON DELO EP-2 GR	76.32	
		1-4-4020-2010 - LF - MATERIAL	CHEVRON DELO EP-2 GR	76.32	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	16.86	169.50
			Payment Total:		249.97
<b>25103</b>	<b>11/15/2023</b>	<b>Hydro One Networks</b>			
OCT2023-2621		1-4-2006-2030 - AHMIC STATIC	60 AHMIC ST	56.90	
		1-4-7700-2030 - AHMIC - HYDR	60 AHMIC ST	111.58	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	16.43	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	7.10	192.01
OCT2023-6780		1-4-7205-2030 - P - HYDRO	6527 HWY 124	31.71	

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		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.96	35.67
OCT2023-5146		1-4-2000-2029 - FD - HYDRO -	226 SIDERD 15 16 N	31.69	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.95	35.64
OCT2023-8809		1-4-3101-2030 - J - HYDRO	18 MILLER RD-NEW GAR/	362.16	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	44.48	406.64
OCT2023-0309		1-4-7200-2030 - PARKS - HYDF	18 MILLER RD. TWSP	134.71	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	16.54	151.25
			Payment Total:		821.21
<b>25104</b>	<b>11/15/2023</b>	<b>ORKIN CANADA CORPORATION</b>			
C-4239623		1-4-7700-2400 - AHMIC - REPA	OCTOBER.2023-RODENT&	90.00	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	11.70	101.70
C-4239023		1-4-7300-2400 - HALL - REPAIF	OCT.2023-RODENT&WAS	286.94	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	37.30	324.24
			Payment Total:		425.94
<b>25105</b>	<b>11/15/2023</b>	<b>KEN BLACK</b>			
20231201FINAL		1-4-2600-2015 - REC - EVENTE	XMAS TREE LIGHTING - F	300.00	300.00
<b>25106</b>	<b>11/15/2023</b>	<b>PINCHIN LTD.</b>			
1610935		1-4-4020-5025 - LF - MONITOF	CROFT&CHAPMAN LF DR	2,920.52	
		1-4-4020-5020 - LF - MONITOF	CROFT&CHAPMAN LF DR	2,920.52	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	645.16	6,486.20
<b>25107</b>	<b>11/15/2023</b>	<b>TOWNSHIP OF RYERSON</b>			
2023-060		1-4-2000-7132 - FD - EQUIPME	ICE WATER TRAILER	1,499.69	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	165.65	1,665.34
<b>25108</b>	<b>11/15/2023</b>	<b>SLING-CHOKER MFG. (NORTH BAY) LTD.</b>			
102449		1-4-3051-2010 - E1 - MATERIAL	SNOW PLOWING TIRE CF	3,968.39	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	438.33	4,406.72
102448		1-4-3101-2020 - J - SAFETY SL	SAFETY SUPPLIES	221.37	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	24.45	245.82
			Payment Total:		4,652.54
<b>25109</b>	<b>11/15/2023</b>	<b>VILLAGE OF SOUTH RIVER</b>			
IN00797		1-4-3101-1310 - J - CONFEREN	WORKING AT HEIGHTS TI	678.00	
		1-4-4020-1410 - LF - TRAINING	WORKING AT HEIGHTS TI	169.50	847.50
<b>25110</b>	<b>11/15/2023</b>	<b>STAPLES BUSINESS ADVANTAGE</b>			
64517576		1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	114.27	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	12.61	126.88
64602478		1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	40.68	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	4.50	45.18
64591686		1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	20.85	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.30	23.15
64608500		1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	105.15	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	11.62	116.77
64653022		1-4-1200-2010 - ADMIN - OFFIC	OFFICE SUPPLIES	13.81	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.53	15.34
64692624		1-4-2200-2010 - BLEO - MATEF	BINDERS-BLEO	61.42	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	6.79	68.21
			Payment Total:		395.53
<b>25111</b>	<b>11/15/2023</b>	<b>SELECTCOM</b>			
0005180959		1-4-1200-2050 - ADMIN - TELEI	PHONE LINES-NOVEMBEI	710.62	

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Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	75.92	786.54
<b>25112</b>	<b>11/15/2023</b>	<b>SAM'S COUNTRY CLEANING</b>			
1452		1-4-3101-2400 - J - BUILDING M	OFFICE MAINTENANCE	53.42	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.91	59.33
<b>25113</b>	<b>11/15/2023</b>	<b>SAM'S COUNTRY CLEANING</b>			
1460		1-4-3101-2400 - J - BUILDING M	OFFICE MAINTENANCE	53.42	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.91	59.33
<b>25114</b>	<b>11/15/2023</b>	<b>SIGNCRAFT CANADA INC.</b>			
2453		1-4-2000-2010 - FD - MATERIAL	FD-STICKERS	132.29	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	14.61	146.90
2444		1-4-4020-2010 - LF - MATERIAL	LF-SIGNS	134.83	
		1-4-4030-2010 - RECY - MATEF	LF-SIGNS	134.83	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	29.79	299.45
			Payment Total:		446.35
<b>25115</b>	<b>11/15/2023</b>	<b>TRACKMATICS INC</b>			
41317		1-4-2110-2045 - CBO VEHICLE	CBO - GPS TRACKING UN	35.62	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.93	39.55
			Total COMPUTER CHEQUE:		240,464.82

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<b>NOV 2</b>	<b>11/2/2023</b>	<b>ROYAL BANK VISA EFT</b>			
09122023		1-4-2000-2012 - FD- PREVENT	NO INVOICE	570.43	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	63.00	633.43
041545CES		1-4-7300-2400 - HALL - REPAIF	PARKS PARTS	99.00	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	12.87	111.87
041536CES		1-4-7300-2400 - HALL - REPAIF	PARKS PARTS	288.45	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	37.50	325.95
CA36JWON3NE		1-4-7300-2010 - HALL - MATER	PARKS SUPPLIES	19.81	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	2.58	22.39
7244HOMEDEP		1-4-7200-2010 - PARKS - MATE	JIGSAW - PARKS	307.29	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	33.94	341.23
CA321RQ5X3YI		1-4-7300-2010 - HALL - MATER	KITCHEN TOWELS	63.98	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	8.32	72.30
CA3NYCL6LNE		1-4-7200-2010 - PARKS - MATE	ADJUSTABLE COUPLER-F	54.84	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	6.06	60.90
CA3GA5HB3M6		1-4-7300-2010 - HALL - MATER	FLOOR CABLE COVERS-F	80.26	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	10.43	90.69
10032023		1-4-1300-2310 - TREAS - BANK	SERVICE CHARGE	1.62	1.62
09965WALMAR		1-4-2000-2012 - FD- PREVENT	SCHOOL BBQ	23.34	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.58	25.92
09964WALMAR		1-4-2000-2012 - FD- PREVENT	SCHOOL BBQ	188.85	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.29	190.14
07722WALMAR		1-4-2000-2012 - FD- PREVENT	SCHOOL BBQ&HALLOWE	197.40	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	18.03	215.43
71CANADIANTI		1-4-2000-7130 - FD - EQUIPME	REGULATOR REPLACEME	36.62	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	4.05	40.67

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317TIMHORTOI			1-4-2000-2012 - FD- PREVENT	PREVENTION MEAL	41.30	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	4.57	45.87
100002439HER			1-4-2006-7140 - AHMIC STATIC	HALL SUPPLIES	310.27	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	34.27	344.54
891262918PINE			1-4-2400-1410 - CEMC - TRAIN	CEMC COURSE	384.65	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	42.49	427.14
054067BOSHL			1-4-2400-1410 - CEMC - TRAIN	TRAINING MEAL	26.86	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.47	29.33
75526ACTIONF			1-4-2005-7140 - MAG STATION	AED PADS FOR HALL	200.47	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	22.14	222.61
IN163694FIREM			1-4-2000-2012 - FD- PREVENT	PREVENTION MATERIALS	227.70	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	25.15	252.85
11683BIOS			1-4-2000-7132 - FD - EQUIPME	PULSE OXIMETRE REPLA	160.75	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	17.76	178.51
20002794STAPI			1-4-2000-2120 - FD - OFFICE	PAPER-FD	86.10	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	9.51	95.61
				Payment Total:		2,068.62
<b>NOV 2</b>	<b>11/2/2023</b>	<b>ROYAL BANK VISA EFT</b>				
5679368ONLAN			1-4-8010-2210 - PLN - LEGAL F	PROPERTY INDEX MAP	5.09	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
5678729			1-4-8010-2210 - PLN - LEGAL F	PROPERTY INDEX MAP	5.09	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
5679311ONLAN			1-4-8010-2210 - PLN - LEGAL F	PLAN	15.18	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.12	16.30
5679297ONLAN			1-4-8010-2210 - PLN - LEGAL F	PLAN	15.18	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.12	16.30
5679188ONLAN			1-4-8010-2210 - PLN - LEGAL F	PARCEL REGISTER	32.60	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.59	35.19
5679434ONLAN			1-4-8010-2210 - PLN - LEGAL F	INSTRUMENT	3.05	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.34	3.39
5679052ONLAN			1-4-8010-2210 - PLN - LEGAL F	PARCEL REGISTER	32.60	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.59	35.19
5679165ONLAN			1-4-8010-2210 - PLN - LEGAL F	INSTRUMENT	3.05	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.34	3.39
09072023			1-4-8010-2210 - PLN - LEGAL F	PROPERTY INDEX MAP	5.09	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
09072023*			1-4-8010-2210 - PLN - LEGAL F	PROPERTY INDEX MAP	5.09	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
10032023			1-4-1300-2310 - TREAS - BANK	SERVICE CHARGE	9.17	9.17
5679385ONLAN			1-4-8010-2210 - PLN - LEGAL F	PROPERTY INDEX MAP	5.09	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
44886688SURV			1-4-1300-1310 - TREAS - CONF	ANNUAL PLAN	415.18	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	45.86	461.04
10032023			1-4-1300-2310 - TREAS - BANK	SERVICE CHARGE	4.10	4.10
1492SPECTRUI			1-4-3101-2120 - J - OFFICE	ROADS INTERNET	101.71	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	11.23	112.94
686128ONROU			1-4-3101-1310 - J - CONFEREN	AORS CONFERENCE	47.30	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	4.74	52.04
84493FAIRFIEL			1-4-3101-1310 - J - CONFEREN	AORS CONFERENCE	366.49	
			1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	54.23	420.72

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Invoice #		GL Account			
20326158STAPI		1-4-2300-2010 - ED - MATERIA	DESK - PLANNING & DEV	2,794.32	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	308.64	3,102.96
48500CHEFEQI		1-4-7300-2010 - HALL - MATER	KITCHEN ITEMS-AHMIC H	133.37	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	17.35	150.72
2677FIREPROT		1-4-2000-2012 - FD- PREVENT	FD-WATER TANK SHUTTL	2,411.72	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	266.38	2,678.10
101623CANAD/		1-4-1300-2010 - TREAS - TAXA	TAX SALES	103.11	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	11.40	114.51
091223MSFT		1-4-1300-1310 - TREAS - CONF	UNKNOWN	81.91	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	9.05	90.96
0396253AMAZC		1-4-1200-2140 - ADMIN - COPY	TONER-PRINTER, CLERK	49.85	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.51	55.36
7033851AMAZC		1-4-2600-2015 - REC - EVENTS	NYE TICKETS	18.59	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.06	20.65
9219442AMAZC		1-4-1200-2130 - ADMIN - COMF	DOCKING STATION - PUB	160.80	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	17.76	178.56
2229801AMAZC		1-4-7300-2010 - HALL - MATER	TABLECLOTHS	335.72	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	43.68	379.40
3656225AMAZC		1-4-2600-2400 - REC - RECRE/	PICKLEBALL	96.67	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	10.68	107.35
R437240AGCO		1-4-2600-2015 - REC - EVENTS	NYE GALA, SOP-PUBLIC E	150.00	150.00
ER-2023-1109O		1-4-1000-1310 - COUNCIL - CO	OMHRA WEBINAR - HR N/	508.80	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	56.20	565.00
2960251AMAZC		1-4-2600-2010 - REC - MATERI	GEOCACHE	19.46	19.46
4080201AMAZC		1-4-2600-2010 - REC - MATERI	GEOCACHE	14.64	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.62	16.26
1494619AMAZC		1-4-7300-2010 - HALL - MATER	TABLECLOTH	23.98	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	3.12	27.10
8022619AMAZC		1-4-7300-2010 - HALL - MATER	DISHWASHER SQUEEGE	14.75	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	1.92	16.67
2149063AMAZC		1-4-1200-2010 - ADMIN - OFFIC	6FT EXTENSION CORD PC	38.97	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	4.31	43.28
4041034AMAZC		1-4-2600-2015 - REC - EVENTS	CHAFING DISH FUEL AND	332.03	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	36.67	368.70
7185857		1-4-7300-2010 - HALL - MATER	CUTLERY DISHWASHER I	49.98	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	6.50	56.48
SEPT.30FACEB		1-4-2600-2300 - REC - ADVERT	ADVERTISING	35.62	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.93	39.55
352723955GOT		1-4-1000-1310 - COUNCIL - CO	OCTOBER.2023 MONTHLY	26.46	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	2.92	29.38
09232023QUIE1		1-4-2600-2015 - REC - EVENTS	MOVIE EVENT	258.47	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	28.55	287.02
4176236AMAZC		1-4-2600-2015 - REC - EVENTS	EVENTS	35.61	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	3.93	39.54
5276255AMAZC		1-4-2600-2015 - REC - EVENTS	EVENTS	36.70	36.70
09142023FOXIT		1-4-1200-2130 - ADMIN - COMF	FOXIT - JG	230.46	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	25.45	255.91
73398AMCTO		1-4-1200-1310 - ADMIN - CONF	2023 MUNICIPAL CLERKS	355.14	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	39.23	394.37
48747CHEFEQI		1-4-2600-2015 - REC - EVENTS	INSULATED BEV. CONTAI	233.02	



**Municipality of Magnetawan  
List Of Accounts for Approval**  
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**ONLINE BANKING**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	25.74	258.76
7020202AMAZC		1-4-2600-2400 - REC - RECRE/	SUPER SENIOR SASH	16.54	16.54
			Payment Total:		3,362.04
<b>NOV. 2</b>	<b>11/2/2023</b>	<b>ROYAL BANK VISA EFT</b>			
5679404ONLAN		1-4-8010-2210 - PLN - LEGAL F	PLAN	15.18	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	1.12	16.30
5678689ONLAN		1-4-8010-2210 - PLN - LEGAL F	PROPERTY INDEX MAP	5.09	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	0.56	5.65
			Payment Total:		21.95
<b>OCT. 17</b>	<b>10/17/2023</b>	<b>RECEIVER GENERAL</b>			
SEPT. 15-30		1-2-1000-1047 - CPP PAYABLE	SEPT. 15-30 - PAYROLL R	884.78	
		1-2-1000-1048 - EI PAYABLE	SEPT. 15-30 - PAYROLL R	386.69	
		1-2-1000-1049 - INCOME TAX F	SEPT. 15-30 - PAYROLL R	1,086.42	2,357.89
SEPT. 15-30		1-2-1000-1047 - CPP PAYABLE	SEPT. 15-30/2023 PAYROI	4,625.44	
		1-2-1000-1048 - EI PAYABLE	SEPT. 15-30/2023 PAYROI	1,355.03	
		1-2-1000-1049 - INCOME TAX F	SEPT. 15-30/2023 PAYROI	9,240.62	15,221.09
			Payment Total:		15,221.09
<b>OCT. 24</b>	<b>10/24/2023</b>	<b>WORKPLACE SAFETY &amp; INSURANCE BOARD - EF</b>			
SEPT.2023		1-2-1000-1046 - WSIB PAYABL	SEPTEMBER.2023 WSIB F	4,661.90	
		1-4-2000-1010 - FD - WAGES &	SEPTEMBER.2023 WSIB F	569.51	5,231.41
<b>OCT. 25</b>	<b>10/25/2023</b>	<b>OMERS EFT</b>			
SEPTEMBER20		1-2-1000-1022 - OMERS PAYAI	SEPTEMBER.2023-OMERS	21,787.02	21,787.02
<b>SEPT. 29</b>	<b>9/29/2023</b>	<b>WORKPLACE SAFETY &amp; INSURANCE BOARD - EF</b>			
AUG.2023		1-2-1000-1046 - WSIB PAYABL	AUGUST.2023-WSIB REMI	5,015.28	
		1-4-2000-1010 - FD - WAGES &	AUGUST.2023-WSIB REMI	569.50	5,584.78
			Total ONLINE BANKING:		64,630.45

**AUTOMATIC WITHDRAWAL**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
<b>AUG 1</b>	<b>8/1/2023</b>	<b>GREEN SHIELD CANADA EFT</b>			
AUGUST2023		1-4-2100-1010 - CBO - WAGES	AUGUST.2023 GREENSHII	501.77	
		1-4-3101-1010 - J - WAGES AN	AUGUST.2023 GREENSHII	1,916.80	
		1-4-7200-1010 - PARKS - WAG	AUGUST.2023 GREENSHII	1,412.71	
		1-4-1200-1010 - ADMIN - WAGI	AUGUST.2023 GREENSHII	2,123.69	
		1-4-4020-1010 - LF - WAGES A	AUGUST.2023 GREENSHII	292.41	
		1-4-1300-1010 - TREAS - WAGI	AUGUST.2023 GREENSHII	353.53	
		1-4-2000-1010 - FD - WAGES &	AUGUST.2023 GREENSHII	354.28	
		1-2-1000-1055 - BENEFITS PA\	AUGUST.2023 GREENSHII	353.10	7,308.29
<b>AUG 1</b>	<b>8/1/2023</b>	<b>MANULIFE FINANCIAL EFT</b>			
AUGUST.2023		1-4-2100-1010 - CBO - WAGES	AUGUST.2023-MANULIFE	308.79	
		1-4-3101-1010 - J - WAGES AN	AUGUST.2023-MANULIFE	828.54	
		1-4-7200-1010 - PARKS - WAG	AUGUST.2023-MANULIFE	326.03	
		1-4-1200-1010 - ADMIN - WAGI	AUGUST.2023-MANULIFE	719.91	
		1-4-4020-1010 - LF - WAGES A	AUGUST.2023-MANULIFE	111.30	
		1-4-1300-1010 - TREAS - WAGI	AUGUST.2023-MANULIFE	114.05	
		1-4-2000-1010 - FD - WAGES &	AUGUST.2023-MANULIFE	146.65	
		1-2-1000-1055 - BENEFITS PA\	AUGUST.2023-MANULIFE	71.58	

**Municipality of Magnetawan  
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**AUTOMATIC WITHDRAWAL**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
		1-2-1000-1050 - BENEFITS PA`	AUGUST.2023-MANULIFE	1,136.36	3,763.21
<b>JULY 1</b>	<b>7/1/2023</b>	<b>GREEN SHIELD CANADA EFT</b>			
JULY.2023		1-4-2100-1010 - CBO - WAGES	JULY.2023-GREENSHIELD	501.77	
		1-4-3101-1010 - J - WAGES AN	JULY.2023-GREENSHIELD	1,916.80	
		1-4-7200-1010 - PARKS - WAG	JULY.2023-GREENSHIELD	1,412.71	
		1-4-1200-1010 - ADMIN - WAGI	JULY.2023-GREENSHIELD	1,769.21	
		1-4-4020-1010 - LF - WAGES A	JULY.2023-GREENSHIELD	292.41	
		1-4-1300-1010 - TREAS - WAGI	JULY.2023-GREENSHIELD	353.53	
		1-4-2000-1010 - FD - WAGES 8	JULY.2023-GREENSHIELD	354.28	
		1-2-1000-1055 - BENEFITS PA`	JULY.2023-GREENSHIELD	353.10	6,953.81
<b>JULY 1</b>	<b>7/1/2023</b>	<b>MANULIFE FINANCIAL EFT</b>			
JULY.2023		1-4-2100-1010 - CBO - WAGES	JULY.2023-MANULIFE BEI	308.79	
		1-4-3101-1010 - J - WAGES AN	JULY.2023-MANULIFE BEI	828.54	
		1-4-7200-1010 - PARKS - WAG	JULY.2023-MANULIFE BEI	476.98	
		1-4-1200-1010 - ADMIN - WAGI	JULY.2023-MANULIFE BEI	719.91	
		1-4-4020-1010 - LF - WAGES A	JULY.2023-MANULIFE BEI	111.30	
		1-4-1300-1010 - TREAS - WAGI	JULY.2023-MANULIFE BEI	114.05	
		1-4-2000-1010 - FD - WAGES 8	JULY.2023-MANULIFE BEI	146.65	
		1-2-1000-1055 - BENEFITS PA`	JULY.2023-MANULIFE BEI	71.58	
		1-2-1000-1050 - BENEFITS PA`	JULY.2023-MANULIFE BEI	1,136.36	3,914.16
<b>NOV 10</b>	<b>11/10/2023</b>	<b>LAKELAND POWER - EFT</b>			
076598OCT202		1-4-7200-2030 - PARKS - HYDF	61 SPARK ST	43.22	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	5.40	48.62
077271OCT202		1-4-3800-5012 - STREET - MAC	SPARKS ST STLGT	92.71	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	11.57	104.28
076283OCT202		1-4-7200-2030 - PARKS - HYDF	4135 HIGHWAY 520 PARK	109.17	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	13.63	122.80
073252OCT202		1-4-7300-2030 - HALL - HYDRC	4304 HIGHWAY 520	942.76	
		1-1-1100-1101 - HST RECEIVA	HST100%Reb Tax Code	138.80	1,081.56
072693OCT202		1-4-7600-2030 - HERITAGE - H	4205 HIGHWAY 520	71.98	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	8.98	80.96
073239OCT202		1-4-3800-5012 - STREET - MAC	STREET LIGHTS	746.72	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	93.20	839.92
			Payment Total:		2,278.14
<b>NOV. 10</b>	<b>11/10/2023</b>	<b>LAKELAND POWER - EFT</b>			
072642OCT202		1-4-2005-2030 - MAG STATION	81 ALBERT ST	116.03	
		1-1-1100-1102 - HST RECEIVA	HSTBIReb Tax Code	14.48	130.51
<b>OCT 1</b>	<b>10/1/2023</b>	<b>GREEN SHIELD CANADA EFT</b>			
OCTOBER.2023		1-4-2100-1010 - CBO - WAGES	OCTOBER.2023-GREENSI	571.14	
		1-4-3101-1010 - J - WAGES AN	OCTOBER.2023-GREENSI	2,185.41	
		1-4-7200-1010 - PARKS - WAG	OCTOBER.2023-GREENSI	1,611.96	
		1-4-1200-1010 - ADMIN - WAGI	OCTOBER.2023-GREENSI	2,882.78	
		1-4-4020-1010 - LF - WAGES A	OCTOBER.2023-GREENSI	790.95	
		1-4-1300-1010 - TREAS - WAGI	OCTOBER.2023-GREENSI	403.34	
		1-4-2000-1010 - FD - WAGES 8	OCTOBER.2023-GREENSI	404.08	
		1-2-1000-1055 - BENEFITS PA`	OCTOBER.2023-GREENSI	402.91	9,252.57
<b>OCT 1</b>	<b>10/1/2023</b>	<b>MANULIFE FINANCIAL EFT</b>			

**Municipality of Magnetawan**  
**List Of Accounts for Approval**  
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**AUTOMATIC WITHDRAWAL**

Payment # Invoice #	Date	Vendor Name GL Account	GL Transaction Description	Detail Amount	Payment Amount
OCTOBER2023		1-4-2100-1010 - CBO - WAGES	OCTOBER.2023-MANULIF	243.25	
		1-4-3101-1010 - J - WAGES AN	OCTOBER.2023-MANULIF	648.20	
		1-4-7200-1010 - PARKS - WAG	OCTOBER.2023-MANULIF	246.34	
		1-4-1200-1010 - ADMIN - WAGI	OCTOBER.2023-MANULIF	566.80	
		1-4-4020-1010 - LF - WAGES A	OCTOBER.2023-MANULIF	87.58	
		1-4-1300-1010 - TREAS - WAGI	OCTOBER.2023-MANULIF	88.84	
		1-4-2000-1010 - FD - WAGES 8	OCTOBER.2023-MANULIF	114.89	
		1-2-1000-1055 - BENEFITS PA`	OCTOBER.2023-MANULIF	55.87	
		1-2-1000-1050 - BENEFITS PA`	OCTOBER.2023-MANULIF	1,136.38	3,188.15
<b>SEPT 1</b>	<b>9/1/2023</b>	<b>GREEN SHIELD CANADA EFT</b>			
SEPT.2023		1-4-2100-1010 - CBO - WAGES	SEPTEMBER.2023-GREEN	501.77	
		1-4-3101-1010 - J - WAGES AN	SEPTEMBER.2023-GREEN	1,916.80	
		1-4-7200-1010 - PARKS - WAG	SEPTEMBER.2023-GREEN	1,412.71	
		1-4-1200-1010 - ADMIN - WAGI	SEPTEMBER.2023-GREEN	2,123.69	
		1-4-4020-1010 - LF - WAGES A	SEPTEMBER.2023-GREEN	292.41	
		1-4-1300-1010 - TREAS - WAGI	SEPTEMBER.2023-GREEN	353.53	
		1-4-2000-1010 - FD - WAGES 8	SEPTEMBER.2023-GREEN	354.28	
		1-2-1000-1055 - BENEFITS PA`	SEPTEMBER.2023-GREEN	353.10	7,308.29
<b>SEPT 1</b>	<b>9/1/2023</b>	<b>MANULIFE FINANCIAL EFT</b>			
SEPTEMBER20		1-4-2100-1010 - CBO - WAGES	SEPTEMBER.2023-MANUL	308.79	
		1-4-3101-1010 - J - WAGES AN	SEPTEMBER.2023-MANUL	828.54	
		1-4-7200-1010 - PARKS - WAG	SEPTEMBER.2023-MANUL	326.03	
		1-4-1200-1010 - ADMIN - WAGI	SEPTEMBER.2023-MANUL	719.91	
		1-4-4020-1010 - LF - WAGES A	SEPTEMBER.2023-MANUL	111.30	
		1-4-1300-1010 - TREAS - WAGI	SEPTEMBER.2023-MANUL	114.05	
		1-4-2000-1010 - FD - WAGES 8	SEPTEMBER.2023-MANUL	146.65	
		1-2-1000-1055 - BENEFITS PA`	SEPTEMBER.2023-MANUL	71.58	
		1-2-1000-1050 - BENEFITS PA`	SEPTEMBER.2023-MANUL	1,136.36	3,763.21
Total AUTOMATIC WITHDRAWAL:					<u>47,860.34</u>
Total CURR:					<u>352,955.61</u>

Certified November 15, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Treasurer

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2023-**

**Being a By-law to repeal and replace the Municipality's Official Plan**

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The Council of the Corporation of the Municipality of Magnetawan in accordance with the provisions of *The Planning Act, R.S.O., 1990, c.P.13*, as amended, hereby ENACTS as follows:

1. THAT the Official Plan for the Municipality of Magnetawan, being the attached text and Schedules "A1", "A2", "A3", "B" and "C" are hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforementioned Official Plan for the Municipality of Magnetawan and to provide such information as required by Section 17 (7) of *The Planning Act, R.S.O., 1990, c.P.13*, as amended.
3. This By-law shall rescind the current Official Plan (2012) upon final approval of this Official Plan by the Minister.

Enacted and passed this 15<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO/CLERK

Certified that the above is a true copy of By-law No. 2023 - as enacted and passed by the Council to the Corporation of the Municipality of Magnetawan on the 15<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
CAO/CLERK

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

**BY-LAW NO. 2023-**

**Being a By-law to confirm the proceedings of the of Council November 15, 2023**

---

**WHEREAS** Section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, requires a municipal Council to exercise a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** the Council of the Municipality of Magnetawan deems it desirable to confirm the proceedings of Council and to ratify decisions made at its meeting hereinafter set out;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

**1. Ratification and Confirmation**

**THAT** the action of the Council of the Municipality of Magnetawan at its meeting for the aforementioned date(s) with respect to each motion, resolution and other action passed and taken by this Council at its meetings, except where otherwise required, is hereby adopted, ratified, and confirmed as if such proceedings and actions were expressly adopted and confirmed by its separate By-law.

**2. Execution of all Documents**

**THAT** the Mayor of the Council of the Municipality of Magnetawan and the proper officers of the Municipality of Magnetawan are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, except where otherwise provided, and the Mayor and Clerk are hereby authorized and directed to execute all necessary documents and to affix the Corporate Seal of the Municipality to such documents.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 15th day of November 2023.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

---

Mayor



**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**  
**BY-LAW NO. 2023 -**  
**BEING A CORRECTION BYLAW FOR BY-LAW 2023-49**  
**ZONING BY-LAW HOUSEKEEPING BY-LAW**

ON DESK  
NOV 15/23 R

**WHEREAS** Council deems it necessary to revise the wording of the definition of a Short-Term Accommodation (STA) to rectify and to clarify its intent;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. **THAT** Section 5 (Definitions), Term (Short Term Accommodation) is hereby removed and replaced with the following: means the commercial use of a residential Dwelling Unit that offers a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, licence, rental agreement or similar arrangement whether written or verbal for fewer than twenty-eight (28) consecutive calendar days throughout all or part of the year. Short-term Accommodation uses shall not mean a motel, hotel, bed and breakfast establishment, tourist establishment, tourist cabin establishment, or similar commercial accommodation use.

**2. FORCE AND EFFECT**

2.1 This By-law comes into effect retroactive the 4<sup>th</sup> day of October, 2023

2.2 That By-law 2023-49 is hereby amended.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 15<sup>th</sup> day of November, 2023.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

\_\_\_\_\_  
Sam Dunnett, Mayor

\_\_\_\_\_  
Kerstin Vroom, CAO/Clerk

NO DESK  
NOV 15 2023  
[Signature]

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN  
BY-LAW NO. 2023 -  
BEING A CORRECTION BYLAW FOR BY-LAW 2023-54 LICENSE AND REGULATE THE USE OF  
SHORT-TERM ACCOMMODATION**

---

**WHEREAS** Council deems it necessary to revise the wording of the definition of a Short-Term Accommodation (STA) to rectify and to clarify its intent;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. **THAT** Section 1 (Definitions), "Short-term Accommodation" is hereby removed and replaced with the following: means the commercial use of a residential Dwelling Unit that offers a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, licence, rental agreement or similar arrangement whether written or verbal for less than twenty-eight (28) consecutive calendar days throughout all or part of the year. Short-term Accommodation uses shall not mean a motel, hotel, bed and breakfast establishment, tourist establishment, tourist cabin establishment, or similar commercial accommodation use.

**2. FORCE AND EFFECT**

2.1 This By-law comes into effect retroactive the 25<sup>th</sup> day of October, 2023

2.2 That By-law 2023-54 is hereby amended.

**READ A FIRST, SECOND, AND THIRD TIME**, passed, signed and the Seal of the Corporation affixed hereto, this 15<sup>th</sup> day of November, 2023.

**THE CORPORATION OF THE  
MUNICIPALITY OF MAGNETAWAN**

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Sam Dunnett, Mayor

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Kerstin Vroom, CAO/Clerk