

AGENDA – Regular Meeting of Council

Wednesday, January 9, 2019 at 1:00 P.M.

Magnetawan Community Centre

“R” denotes a
Council resolution

1. **CALL TO ORDER**
2. **ADOPTION OF THE AGENDA** R
3. **DISCLOSURE OF PECUNIARY INTEREST**
4. **ADOPTION OF MINUTES** R
 - 4.1. Inaugural Meeting of December 3, 2018; Regular Meeting of Wednesday, 12, 2018; Special Meeting of Wednesday, December 19, 2018.
5. **PUBLIC MEETING PURSUANT TO PLANNING ACT**
 - 5.1. Zoning By-law Amendment: Pt. Lot 20, Con 2, 2642 Highway 520
 - 5.2. Zoning By-law Amendment: Plan 326, Lot 46, E. Whalley Lk. Rd.
 - 5.3. Zoning By-law Amendment: Con 1 Lot 10, Minkler’s Lane, Horn Lake, Magnetawan
6. **PRESENTATIONS**
7. **REPORTS FROM MUNICIPAL BOARDS / COMMITTEES AND OFFICIALS**
 - 7.1. Public Works
 - 7.1.1. Memorandum: Capital Works Budgetary Requirements 2019
 - 7.1.2. Memorandum: Halls Road East
 - 7.2. Building
 - 7.2.1. Report: position of Deputy Chief Building Official for 2019 R
 - 7.3. Administration
 - 7.3.1. Consideration of opting out of cannabis retail stores in Magnetawan R
 - 7.3.2. Discussion on continued participation in Tourism Ontario Directional Signing program (TODS)
 - 7.3.3. Submission to Ministry of Natural Resources and Forestry re. aggregate license application, Ahmic Lk Rd., and response letter from Mark Langford.
8. **BY-LAWS**
 - 8.1. By-law 2019-01, being a By-law to establish penalty and interest charges R
 - 8.2. By-law 2019-02, being a By-law to authorize borrowing for current expenditures for 2019 R

- 8.3. By-law 2019-03, being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located on Part of Lot 20, Concession 2 PCL 12379 S/S in the Municipality of Magnetawan, in the District of Parry Sound and municipally known as 2642 Highway 520, Municipality of Magnetawan. R
- 8.4. By-law 2019-04, being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect lands legally described as Plan 326, Lot 46 in the Municipality of Magnetawan, in the District of Parry Sound R
- 8.5. By-law 2019-05, being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located on Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of South Horn Lake Road in the Municipality of Magnetawan, in the District of Parry Sound. R
- 8.6. By-law 2019-06, being a By-law to stop up, close and sell part of the Original Road Allowance between Concessions A and B in front of Lot 97, being Part 1, Plan 42R-21102, Municipality of Magnetawan, District of Parry Sound. R
- 8.7. By-law 2019-07, being a By-law to stop up, close and sell part of the Original Shore Road Allowance being Part of Bank Street, Registered Plan 319, being Part 1, Plan 42R-21035, Municipality of Magnetawan, District of Parry Sound. R
- 8.8. By-law 2019-08, being a By-law to stop up, close and sell part of the Original Shore Road Allowance being Part of Bank Street, Registered Plan 319, being Part 2, Plan 42R-21035, Municipality of Magnetawan, District of Parry Sound. R
- 8.9. By-law 2019-09, being a By-law to confirm the proceedings of Council at the regular meeting of December 12, 2018 and the special meeting of December 19, 2018. R
- 9. CORRESPONDENCE**
- 9.1. Minister of Finance: 2019 Ontario Municipal Partnership Fund
- 9.2. Deputy Minister's Letter to Treasurers
- 9.3. MPAC 2019 Assessment projection
- 9.4. FCM Membership request
- 9.5. Value of AMO Membership 2019-2020
- 9.6. The Mid North Network, Executive Director: Letter of Congratulations
- 9.7. Municipal Blue Box Funding: 3rd Quarter of 2018 Program
- 10. UNFINISHED BUSINESS**
- 11. ADDENDUM**
- 12. ACCOUNTS PAYABLE FOR PAYMENT APPROVAL** R
- 13. CLOSED SESSION** RR
- 13.1. In accordance with 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:
- (d) labour relations or employee negotiations (being to discuss employee hiring)
- 14. QUESTION PERIOD FROM THE PUBLIC**
- 15. NEXT MEETING OF COUNCIL**
Wednesday, January 23, 2018, 1:00 P.M., Magnetawan Community Centre
- 16. ADJOURNMENT** R

THE MUNICIPALITY OF MAGNETAWAN

STAFF REPORT

TO: Andrew Farnsworth, Clerk-Administrator,
Municipality of Magnetawan

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

DATE: November 26, 2018

SUBJECT: Zoning By-law Amendment Application – Balla – 2643 Highway 520,
Magnetawan – Information Report

Recommendation

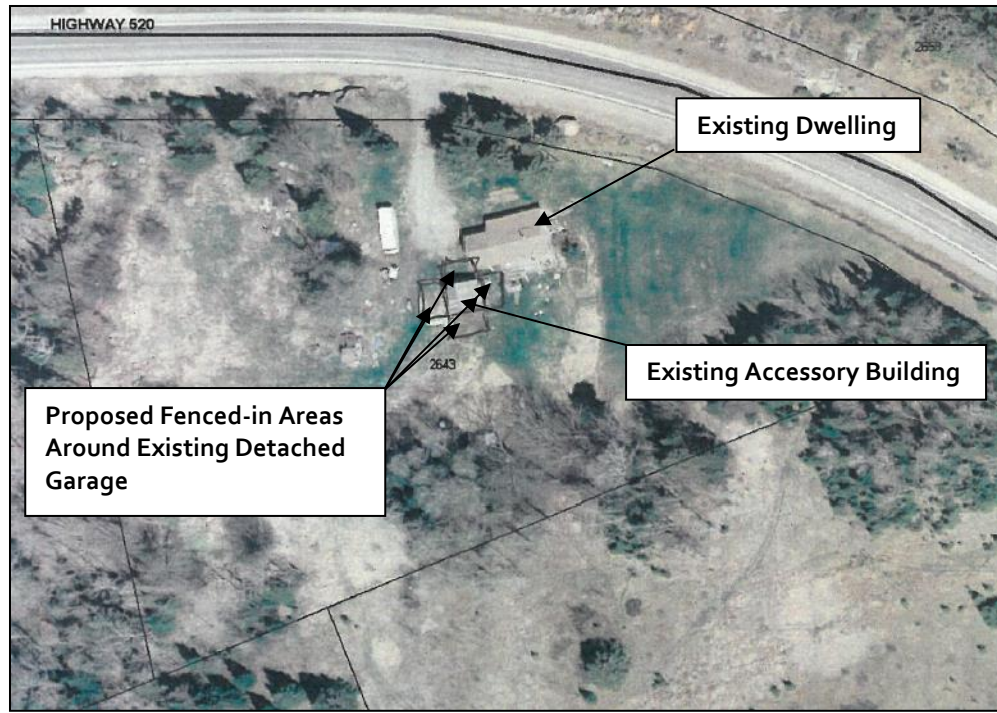
1. That Council direct staff to prepare a Recommendation Report and By-law for consideration at a future Council Meeting;

Proposal / Background

A Zoning By-law Amendment Application has been submitted by the Owner, Irene Balla, to rezone the subject lands to a Rural Residential Exception Zone. The subject lands are municipally known as 2642 Highway 520, in the Municipality of Magnetawan. The purpose of the application is to permit a dog kennel on the subject lands. The kennel is proposed to operate within an existing accessory building on the subject property. Figure 1 provides an excerpt of the lot sketch that was submitted with the application.

The application was the result of the Municipality discovering that the Owner was operating the business of breeding dogs illegally on the subject property. A kennel or dog breeding facility is not a permitted use in the Rural Residential Zone.

Figure 1: Lot Sketch



Area Context

The subject lands currently contain a single detached dwelling and a detached garage. The subject property has a lot area of 1.1 hectares (2.7 acres) with 175 metres of frontage onto Highway 520. The property is located on the south side of Highway 520 and north of Lake Cecebe. The surrounding land uses include the following:

North: Highway 520, a large rural residential property fronting onto Highway 520.

East: Rural residential property fronting onto Highway 520.

South: Rural Residential properties fronting onto Highway 520 and Chapman Drive.

West: Rural Residential fronting onto Highway 520.

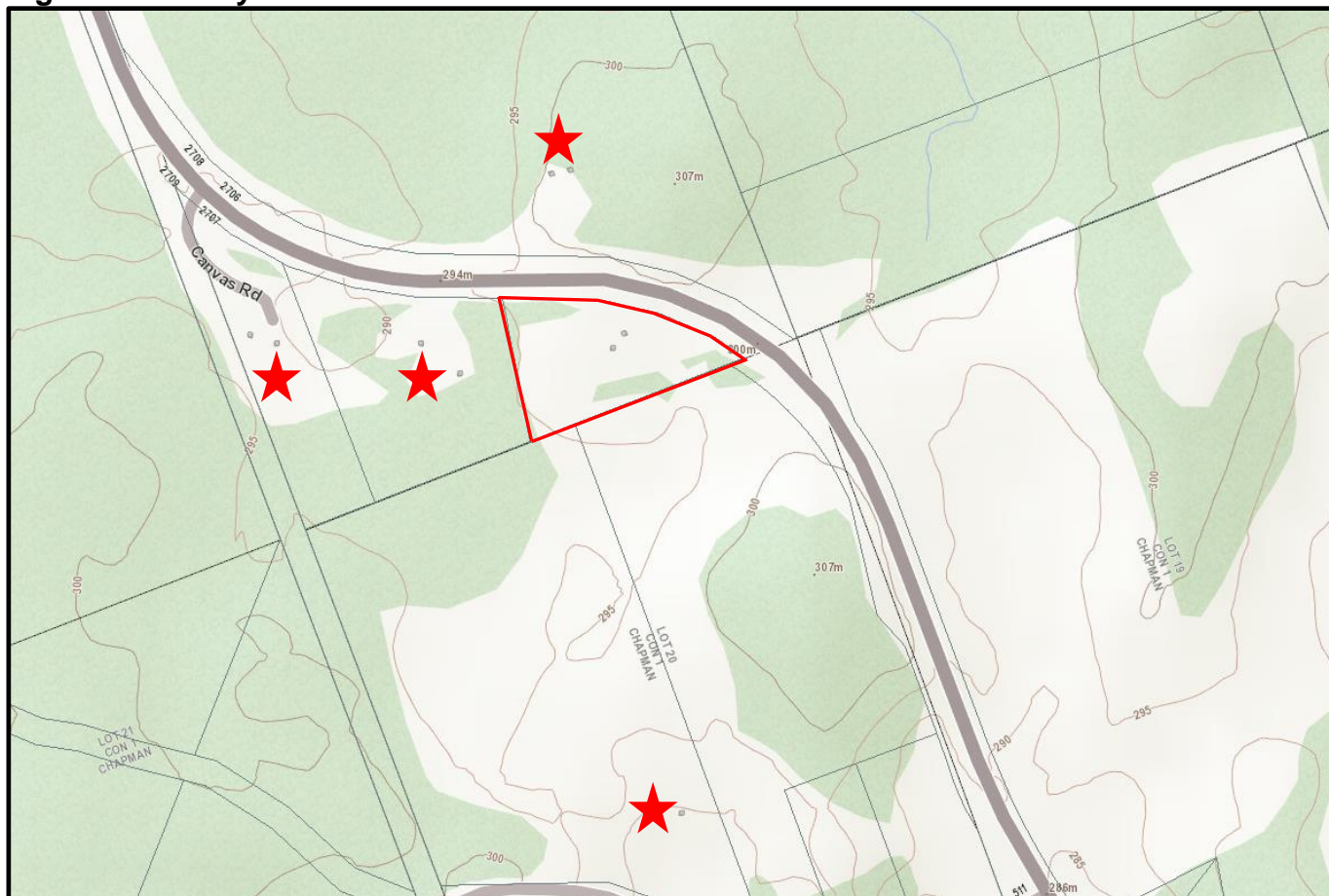
Access to the subject lands is provided by Highway 520. The subject lands are serviced by individual on-site sewage and water services. The location of the subject lands is shown in Figure 2.

Figure 2: Subject Property Location



Figure 3 provides details regarding the proximity of nearby residential dwellings.

Figure 3: Nearby Residential Uses



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.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns, accommodating an appropriate range and mix of employment, and promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

The subject lands are considered to be Rural Lands by the PPS. The proposed kennel would be considered to be an “other rural land use”, which is a permitted use in accordance with Section 1.1.5.2. The PPS promotes development that is compatible with the rural landscape and can be sustained by rural service levels, as well as opportunities to support a diversified rural economy as stated in Section 1.1.5.4.

Municipality of Magnetawan Official Plan

The Municipality's Official Plan provides direction pertaining to growth within Magnetawan. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. The subject property is designated Rural and is within the Mineral & Aggregate Resource overlay, as per Schedule A – Land Use.

Section 4.1 of the Official Plan contains land use compatibility policies. Section 4.1 states,

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.

Section 4.14 of the Official Plan contains policies for Aggregate and Mineral Resources. It would appear that the extraction of resources from the subject property would not be viable due to the presence of the surrounding existing rural residential development.

Section 5.2 in the Municipality's Official Plan permits residential dwellings, home industries, home occupations, small scale commercial uses and other uses typical of rural areas within the Rural designation. The proposed kennel would be a secondary use to an existing residential dwelling.

An objective of the Municipality's Official Plan is *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.*

Municipality of Magnetawan Zoning By-law

The subject property is currently zoned Rural Residential (RR) in the Municipality's Zoning By-law. The Rural Residential (RR) Zone does not permit a kennel.

The Municipality's Zoning By-law defines a 'kennel' as:

An establishment where dogs, cats or other small domestic animals or household pets are bred or raised primarily for the purpose of sale, or are trained or boarded for gain or profit, but does not include a veterinary clinic.

Kennels are only permitted in the Rural (RU) Zone and Agricultural (A) Zone, both of which require significantly larger lot areas (10 hectares and 20 hectares) than the Rural Residential (RR) Zone to host the use of a kennel.

In addition, the Rural and Agricultural zones both include provisions prohibiting kennels being located within 120 metres of neighbouring residential dwellings. The subject property is not zoned Rural or Agricultural, it is noted that the subject property has a lot area of approximately 1.1 hectares, which is significantly less than what is required in the Rural and Agricultural Zones.

The intent of lot size and the minimum separation distance is to ensure that kennels are appropriately separated from residential land uses that could be impacted by the noise often associated with a kennel.

The Zoning By-law Amendment application proposes dog kennels and associated exercise runs. The neighbouring dwelling to the west is approximately 105 metres away from the proposed kennel.

Summary

The Official Plan directs kennels to Rural and Agricultural lots and provides criteria to ensure that kennels are compatible with surrounding uses. Following the public meeting, a recommendation report will be prepared that considers the relevant policies and the comments received at the public meeting.

Respectively submitted,



Jonathan Pauk, HBASc. MSc
Planning Consultant
MHBC Planning



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

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN
BY-LAW NO. [REDACTED]

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located on Part of Lot 20, Concession 2 PCL 12379 S/S in the Municipality of Magnetawan, in the District of Parry Sound and municipally known as 2642 Highway 520, Municipality of Magnetawan.

WHEREAS the Council of the Corporation of the Municipality of Magnetawan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

AND WHEREAS the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law 2001-26 as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Magnetawan deems it advisable and in conformity with the Official Plan to amend By-law No. 2001-26 as amended to zone the subject property from the Rural Residential (RR) Zone to the Rural Residential Exception Four (RR-4) Zone;

NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described as Part of Lot 20, Concession 2 PCL 12379 S/S, in the Geographic Township of Chapman, now in the Municipality of Magnetawan, municipally known as on 2642 Highway 520, from the Rural Residential (RR) Zone to the Rural Residential Exception Four (RR-4) Zone as shown on Schedule 'A-1' attached forming part of this By-law.
2. Section 4.1 of By-law 2001-26 is hereby amended by adding the following new Section after 4.1.3.4.

4.1.3.5 Rural Residential Exception Four (RR-4) Zone

Notwithstanding the provisions of this By-law to the contrary, within the Rural Residential Exception Four (RR-4) Zone a dog kennel shall be a permitted use within an accessory building to the principle residential use.

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

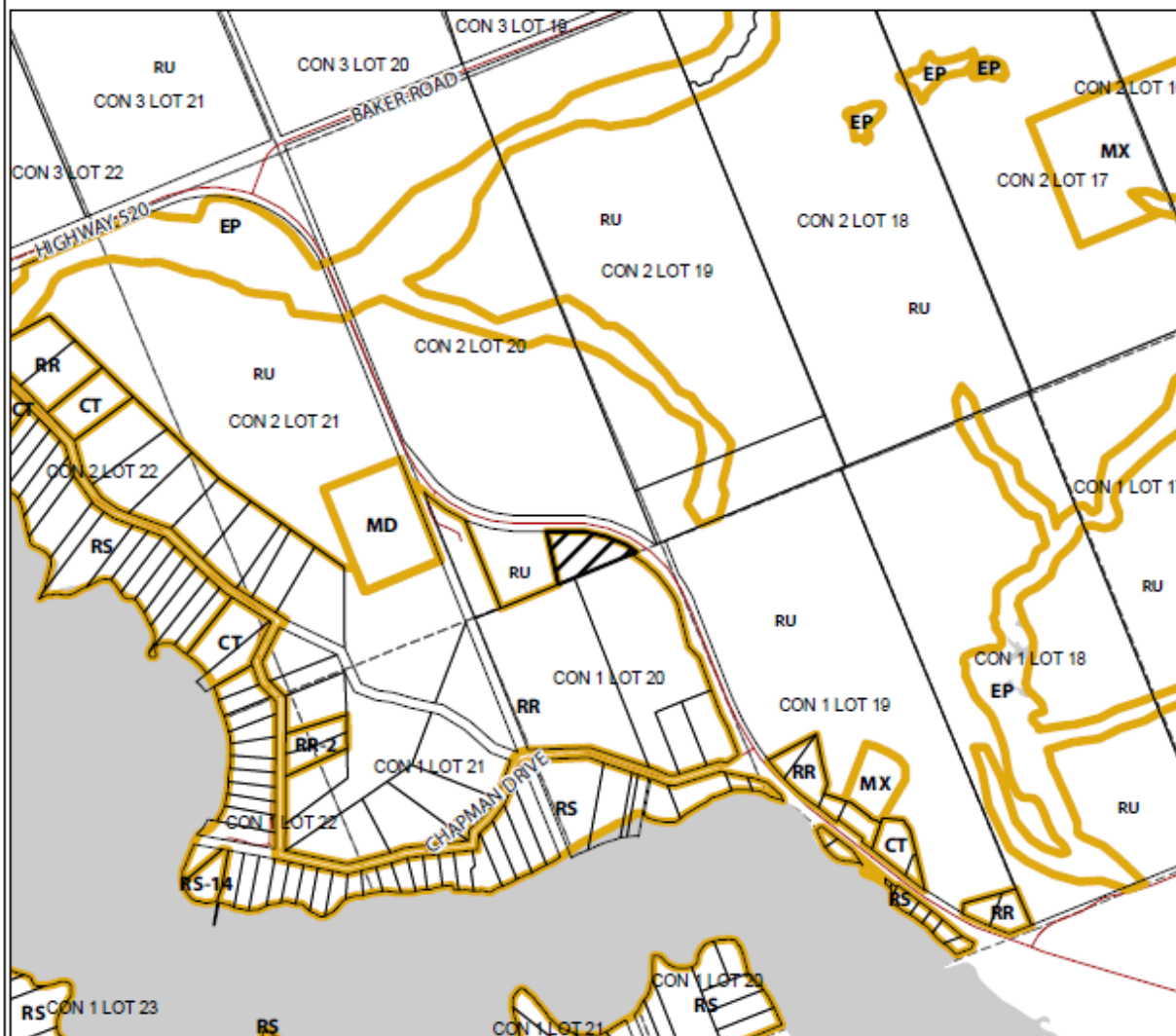
READ A FIRST AND SECOND TIME on the _____ day of _____ 2018.

READ A THIRD TIME and finally passed this _____ day of _____ 2018.

Sam Dunnett, Mayor

Andrew Farnsworth, Clerk-Administrator

Schedule 'A-1'
 2642 Highway 520
 Part of Lot 20, Concession 2
 GEOGRAPHIC TOWNSHIP OF CHAPMAN
 Municipality of Magnetawan



Lands to be rezoned from the Rural Residential (RR) Zone to the Rural Residential Exception Four (RR-4) Zone

This is Schedule 'A-1' to Zoning By-law ____-2018
 Passed this ____ day of _____, 2018

 Mayor

 Clerk-Administrator

THE MUNICIPALITY OF MAGNETAWAN

STAFF REPORT

TO: Andrew Farnsworth, Clerk-Administrator,
Municipality of Magnetawan

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

DATE: December 13, 2018

SUBJECT Zoning By-law Amendment – Foss - Plan 326, Lot 46 in the Municipality of
Magnetawan.

Recommendation

1. That Council receive this Report;
2. If no comments are received that require further Staff review, that Council enact the attached Zoning By-law Amendment.

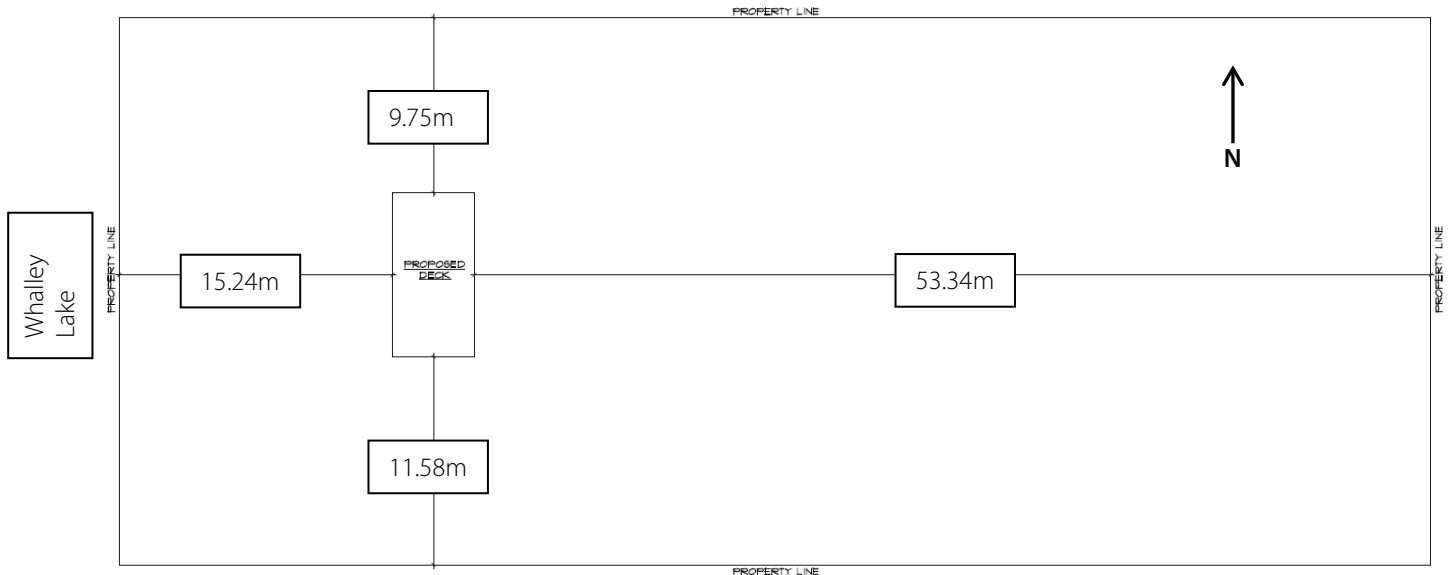
Proposal / Background

An application for a Zoning By-law Amendment has been submitted by the Owners of the subject lands, Roy Foss Jr. and Janet Foss. The subject property is legally described as Plan 326, Lot 46 in the Municipality of Magnetawan. The subject lands are currently vacant. The Owner of the subject lands also owns the property located at 169 Walley Lake Road which is on the east side of Whalley Lake Road.

The Zoning By-law Amendment application has been submitted to permit the construction of a free-standing deck on a vacant shoreline residential property and a gazebo. The free-standing deck is intended to be used as a platform so the Owner can erect a gazebo in this location sometime in the future.

The Zoning By-law Amendment would permit the construction of a free-standing deck measuring 137 square metres (450 square feet - 15'x 30') in area. The location of the proposed free-standing deck in the context of the property is shown in Figure 1.

Figure 1: Proposed Free-Standing Deck Location



Area Context

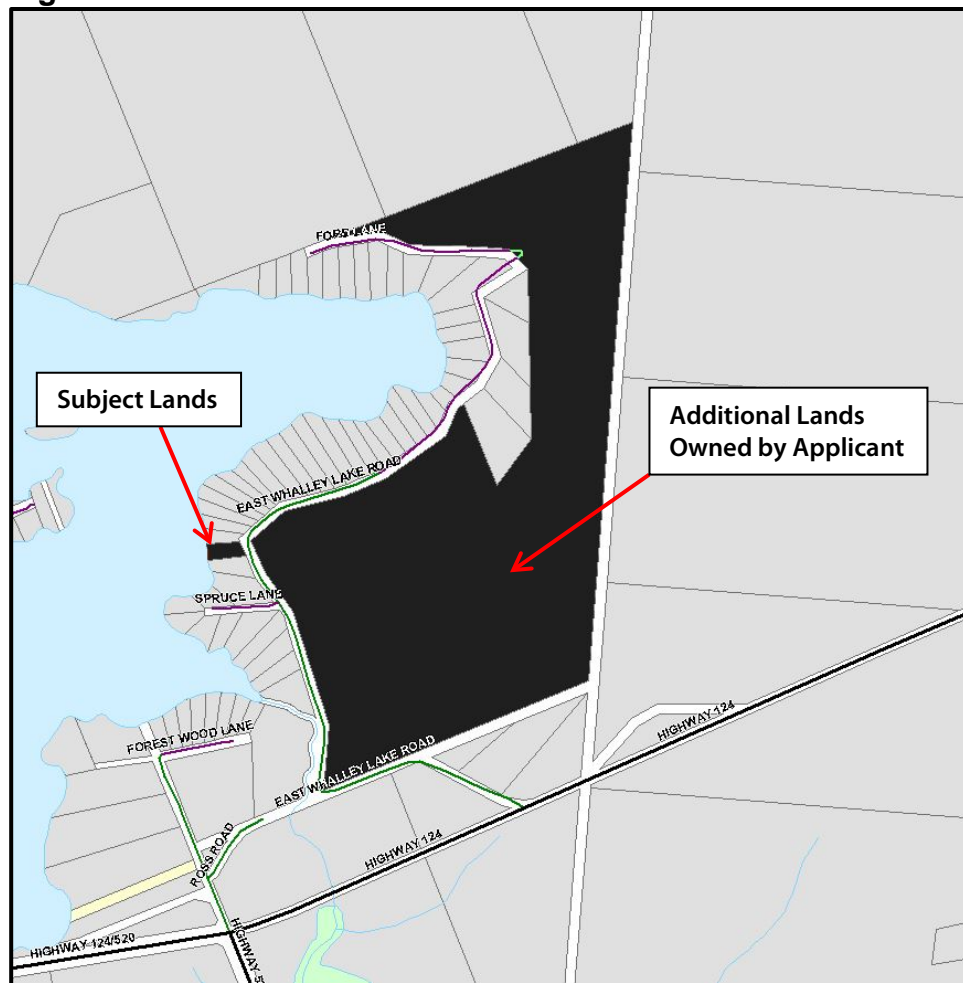
The subject lands are currently vacant. The property has a lot area of 2,144 square metres (0.53 acres) and lot frontage of approximately 32 metres on Whalley Lake. The subject property is located in the north-central extent of the Municipality, approximately 4 kilometres north of the Village of Magnetawan.

The property is bisected by East Whalley Lake Road and is cleared of vegetation. The applicant has indicated that purchase of this lot was part of their June 2018 purchase of the cottage property on the opposite side of East Whalley Lake Road. The surrounding land uses in the immediate area include the following:

- North:** Shoreline residential properties fronting onto Whalley Lake and East Whalley Lake Road.
- East:** Large rural property owned by the Applicant.
- South:** Shoreline residential properties fronting onto Whalley Lake and East Whalley Lake Road.
- West:** Whalley Lake

Access to the subject lands is provided by a municipally maintained road known as East Whalley Lake Road. The location of the subject lands is illustrated in Figure 2.

Figure 2: Site Location



Planning 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.

By PPS definition, the subject lands are considered Rural Lands, meaning lands which are located outside settlement areas and which are outside prime agricultural areas. The PPS, specifically Section 1.1.5.2 of the PPS states that, on rural lands, permitted uses are,

- *the management or use of resources;*
- *resource-based recreational uses (including recreational dwellings);*
- *limited residential development;*
- *home occupations and home industries;*

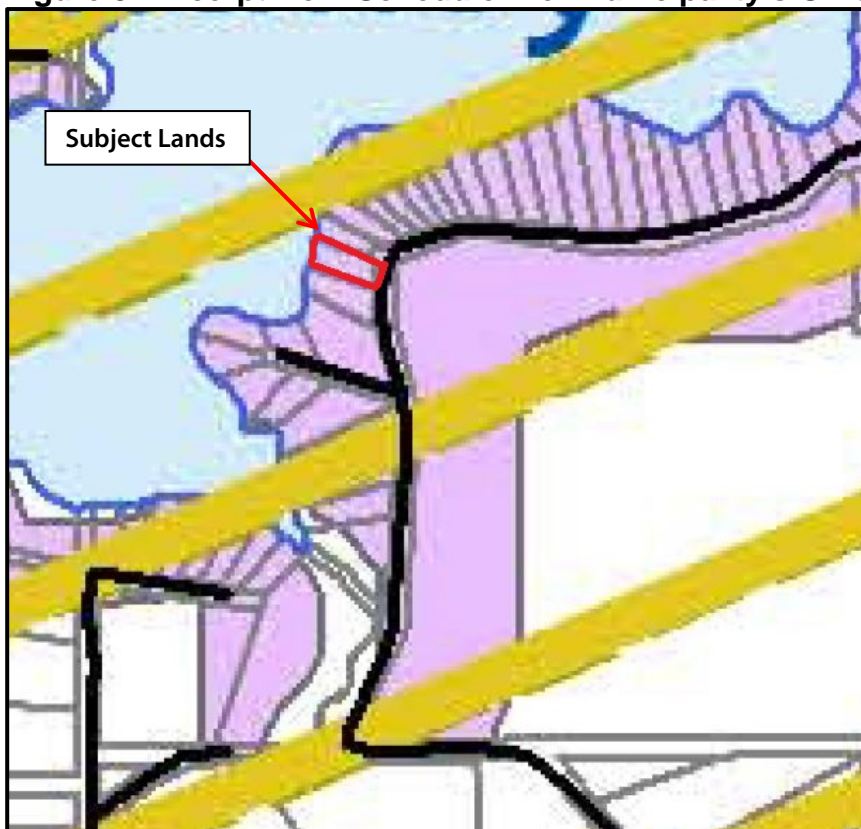
- *cemeteries; and*
- *other rural land uses.*

The proposed free-standing deck would typically be considered as an accessory structure to a residential use (recreational dwelling). In this instance the structure could be considered a resource-based recreational use, as it is intended to provide a recreational area associated with a shoreline lot.

Municipality of Magnetawan Official Plan

The Municipality's Official Plan provides policies for growth and development within Magnetawan. The policies in the Plan address the environment, cultural and built heritage, natural resources and servicing and transportation. The subject property is designated Shoreline and is within the Mineral & Aggregate Resource overlay, on Schedule A. Figure 3 is an excerpt of Schedule A.

Figure 3: Excerpt from Schedule A of Municipality's Official Plan



Section 4.0 of the Official Plan sets out General Development policies that apply to all development in the Municipality, including Zoning By-law Amendments. Section 4.1 contains policies regarding land use compatibility and states that consideration shall be given to the effect of the proposed use on existing land uses and features. The proposed free-standing deck is not anticipated to have a negative impact on existing land uses on neighbouring properties. With regard to impacts on features, the free-standing deck is proposed to be substantively set back from the shoreline. It is also noted that there is limited existing vegetation on the property.

Section 4.6 states that, in 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. As submitted, the application does not propose any removal of vegetation on the subject lands to accommodate the construction of the proposed free-standing deck.

As per Section 5.4.1 in the Municipality's Official Plan, permitted uses in areas designated Shoreline shall include detached dwellings, commercial tourist resorts with associated commercial uses, lodges, motels, hotels, marinas, and recreational activities.

Policy 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. The applicant has indicated that vegetation removal is not required to establish the proposed free-standing deck and gazebo.

Section 9.3 of the Official Plan states, "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." Free-standing decks would typically fall within the category of an accessory building or structure to a shoreline residential use.

Typically, a free-standing deck and gazebo would be considered accessory to a residential use on the same lot. The proposed Zoning By-law Amendment would enable the construction of a free-standing deck and gazebo (accessory structures) prior to the development of a principal dwelling.

A free-standing deck and gazebo are structures that are often found on shoreline lots.

Municipality of Magnetawan Zoning By-law

The subject lands are zoned Shoreline Residential (RS) in the Municipality's Zoning By-law as shown in Figure 4.

Figure 4: Excerpt from Zoning By-law 2001-26

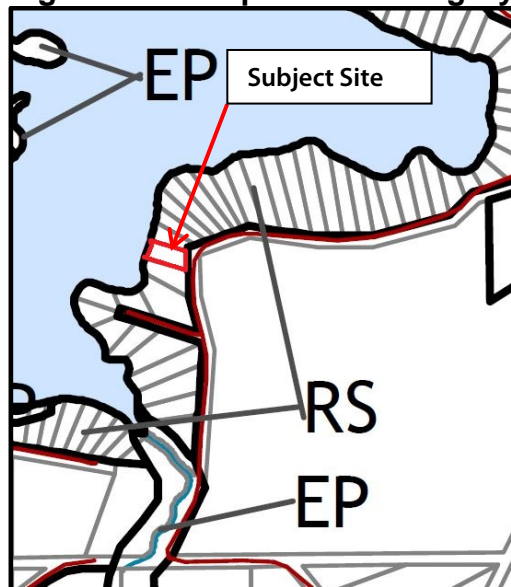


Table 1 provides a summary of the zoning standards in relation to the minimum requirements for the Shoreline Residential Zone. The measurements associated with the proposed construction and the items identified in Table 1 are based on the drawing that was submitted by the applicant that accompanied the Zoning By-law Amendment application.

Table 1: Summary of Required and Proposed Zoning Standards

Zoning By-law Provision	Zoning By-law Requirement	Proposed Free-Standing Deck
Minimum Front Yard Setback	15 metres	15.2 metres
Minimum Rear Yard Setback	10 metres	53.3 metres
Interior Yard Setback (North)	1.5 metres	9.7 metres
Interior Yard Setback (South)	1.5 metres	11.6 metres
Maximum Lot Coverage	15%	6.4 %
Maximum Lot Coverage (Accessory Structures)	10%	6.4 %
Maximum Height	9 metres	n/a
Minimum Natural Vegetation Area	70 % of front yard	Existing

Based on a review of the site plan submitted by the applicant, the proposed free-standing deck is in compliance with the required zoning provisions for the Shoreline Residential zone.

Summary

The Zoning By-law Amendment proposes to establish a free-standing deck on a vacant lot that does not contain a principal residential use. While this is a unique situation, the application is consistent with the PPS and would conform with the Municipality’s Official Plan.

The proposed free-standing deck and gazebo are limited in size and are to be used by a neighbouring property owner. Should the property be developed with a residential dwelling in the future, the proposed structures would accessory to that use.

Based on the site characteristics and the scale of the proposed use, it is recommended that the application be approved.

Respectively submitted,



Jonathan Pauk HBASc., MSc.
 Planning Consultant
 MHBC Planning



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

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN
BY-LAW NO. [REDACTED]

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect lands legally described as Plan 326, Lot 46 in the Municipality of Magnetawan, in the District of Parry Sound

WHEREAS the Council of the Corporation of the Municipality of Magnetawan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

AND WHEREAS the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law 2001-26 as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Magnetawan deems it advisable to amend By-law No. 2001-26 as amended to rezone the subject property from the Shoreline Residential (RS) Zone to the Shoreline Residential Exception Thirty Four (RS-34) Zone;

NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described as Plan 326, Lot 46 in the Municipality of Magnetawan, in the District of Parry Sound from the Shoreline Residential (RS) Zone to the Shoreline Residential Exception Thirty Four (RS-34) Zone as shown on Schedule 'A-1' attached forming part of this By-law.
2. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new Section after 4.2.1.14.

4.2.1.15 Shoreline Residential Exception Thirty Four (RS-34) Zone

Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty Four (RS-34) Zone the following shall apply:

- a) *A free standing-deck and gazebo shall permitted.*

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the _____ day of January, 2019.

READ A THIRD TIME and finally passed this _____ day of January, 2019.

Sam Dunnett, Mayor

Andrew Farnsworth, Clerk-Administrator

Schedule 'A-1'
Plan 326 - Lot 46
Part of Lot 35, Concession 9
GEOGRAPHIC TOWNSHIP OF CHAPMAN
Municipality of Magnetawan



Lands to be rezoned from the Shoreline Residential (RS) Zone to the Shoreline Residential Exception Thirty-Four (RS-34) Zone

This is Schedule 'A-1' to Zoning By-law ___-2019
Passed this ___ day of _____, 2019

Mayor

Clerk-Administrator

THE MUNICIPALITY OF MAGNETAWAN

PLANNING REPORT

TO: Andrew Farnsworth, Clerk-Administrator,
Municipality of Magnetawan

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

DATE: December 6, 2018

SUBJECT: Zoning By-law Amendment – Noll and Roncadin
Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of
South Horn Lake Road

Recommendation

1. That Council receive this Report;
2. If no comments are received that require further Staff review, that Council enact the attached Zoning By-law Amendment.

Proposal / Background

Rick Hunter (Planscape Inc.) has submitted an application for a Zoning By-law Amendment on behalf of the property owners, Christopher Noll and Matthew Roncadin. The application proposes to permit development on lots that have private road access and to implement the recommendations contained in the Lakeshore Capacity and Fish Habitat Assessment for Horn Lake prepared by Hutchison Environmental Sciences Ltd. and dated May 1, 2018 (Attachment 1). The Zoning By-law Amendment would facilitate the construction of a residential dwelling on the subject property.

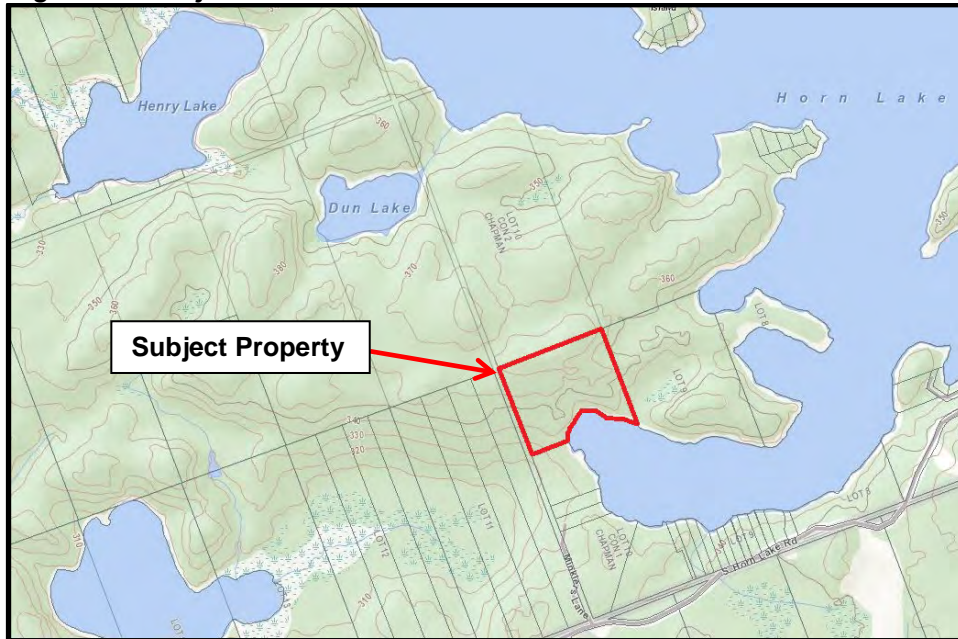
The applicants have additional development plans for the property that are detailed in a concurrently submitted consent application. The development plan is to sever the lot to create a total of two shoreline residential lots.

The proposed Zoning By-law Amendment Application would limit development in areas of importance that have been identified in the technical report submitted in support of the application. Should the Zoning By-law Amendment be approved, it would provide the opportunity for the property owner to apply for a building permit for a dwelling.

Should the consent application to create two shoreline residential lots be approved in the future, another dwelling could be developed in accordance with the applicable zoning.

The subject lands are currently vacant. The proposed lot is to be used for seasonal residential purposes. The location of the subject lands are shown in Figure 1.

Figure 1: Subject Lands



The subject property has a lot area of 13.3 hectares with approximately 250 metres of frontage onto Horn Lake. The subject property is designated Shoreline and Rural in the Municipality's Official Plan (See Figure 2) and zoned Rural (RU) by the Municipality's Zoning By-law (See Figure 3).

The proposal is to permit development on a lot that are accessed by a private road. The proposal would give effect to the mitigation measures provided in the lake capacity assessment report. The Applicant currently has an Access Driveway Agreement with the Municipality of Magnetawan for access to the subject property which utilizes the municipal road allowance extending from the maintained portion of Minkler's Lane.

Area Context

North: Crown Land;
East: Shoreline Residential Properties fronting onto Horn Lake;
South: Horn Lake and Shoreline Residential Properties fronting onto Horn Lake; and,
West: Rural residential lots fronting on to Minkler's Lane and South Horn Lake Road.

Policy Considerations

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 the Magnetawan Village Settlement Area and are considered to be Rural Lands. The PPS, specifically Section 1.1.5.2, recognizes resource-based recreational development, including recreational dwellings, as a permitted use.

Policy 1.6.6.4 provides policies that apply to development on individual well and septic. 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. Future residential development on the subject lands would be serviced by individual on-site sewage and water services. Given the lot size, we are confident that there will be an appropriate location for a septic system on the site.

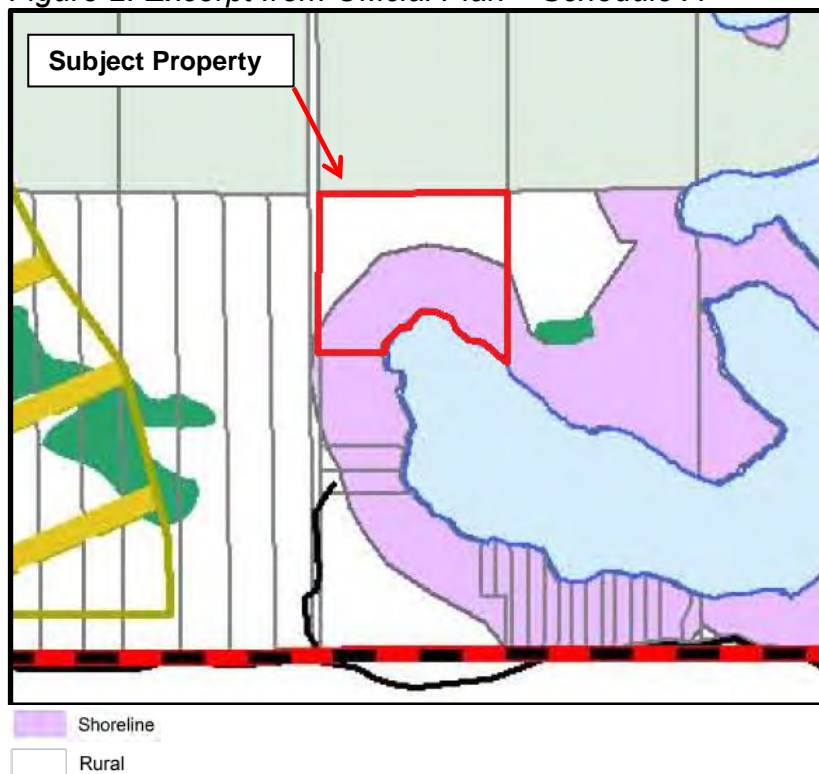
Section 2.2 contains policies that require the quality and quantity of water to be protected, improved or restored. As part of the Zoning By-law Amendment, the applicant has submitted a Lakeshore Capacity and Fish Habitat Assessment for Horn Lake which recommends site specific mitigation measures to minimize short and long-term impacts associated with future residential development on the water quality of Horn Lake. Provided mitigation measures are followed, development of the site would be consistent with Section 2.2 of the PPS.

Section 3.1 provides policies pertaining to natural hazards including flooding. Given the topography of the site and required setbacks from in the Zoning By-law, future development on the site is not anticipated to be impacted by hazards.

Municipality of Magnetawan Official Plan

Schedule A (Land Use Map) to the Official Plan identifies the subject lands as being designated Rural and Shoreline as shown in Figure 2.

Figure 2: Excerpt from Official Plan – Schedule A



Based on Schedule B (Natural Heritage Features) to the Official Plan, there appears to be no natural heritage constraints on the subject property. It is noted that a wetland feature is located on the adjacent property to the east; approximately 50 metres from the subject property. The adjacent wetland is not anticipated to have an impact on the development of the lot.

Section 5.4.2 of the Official Plan states that Horn Lake has been identified as a lake trout lake that is at capacity. In order to evaluate the capacity issue, a Lakeshore Capacity and Fish Habitat Impact Assessment for Horn Lake has been prepared by Hutchison Environmental Sciences Ltd. dated May 1, 2018.

The Lakeshore Capacity and Fish Habitat Impact Assessment concluded that Horn Lake is not over capacity in terms of total phosphorus, recreational capacity or average Mean Volume-Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) concentrations. Based on the results of this Study, the policies that restrict development on Horn Lake would not apply.

The Lakeshore Capacity and Fish Habitat Impact Assessment is not required to support the development of one detached dwelling on a vacant lot. However, the study is required to support the consent application that was submitted concurrently.

Section 5.4 in the Municipality's Official Plan includes policies that permit residential uses within the Shoreline designation.

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. The development envelopes identified by applicant would not appear to impact the unique character of the area. .

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. Site Plan Control should be applied to implement the mitigation measures of the Lakeshore Capacity and Fish Habitat Impact Assessment for Horn Lake that has been prepared by Hutchison Environmental Sciences (Attachment 1).

The Lakeshore Capacity Assessment identified the following mitigation measures to support development on the site for two shoreline dwellings:

1. *Septic systems shall be located at least 30 metres from a watercourse or waterbody.*
2. *As a condition of development approval, a natural shoreline vegetation buffer shall be preserved within at least 20 metres of all watercourses and waterbodies wherever possible except for the removal of hazardous trees and a narrow area to allow a pathway to the shoreline*
3. *Where development would result in a significant increase in storm water run-off, the Municipality shall require the proponent to complete storm water 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 storm water management.*
4. *We recommend discharging of roof leaders, use of soak away pits and other measures to promote infiltration. Other specific design options for consideration include: grassed and vegetated swales, filter strips, roof leaders and French drains which have all proven to be effective at mitigating impacts associated with stormwater.*
5. *We recommend implementation of an Erosion and Sediment Control plan during construction, which should (CISEC Canada 2012):*
 - *Utilize a multi-barrier approach*
 - *Retain existing vegetation;*
 - *Minimize land disturbance area;*
 - *Slow down and retain runoff to promote settling;*
 - *Divert runoff from problem areas;*
 - *Minimize slope length and gradient of disturbed areas;*
 - *Maintain overland sheet flows and avoid concentrate flows; and*
 - *Store/stockpile soil away from watercourses, drainage features, and tops of steep slopes.*
6. *Utilize Waterloo Biofilter Systems with EC-P units to minimize sewage related-TP*

The Fish Habitat Impact Assessment identified the following mitigation measures to support development of the site for two shoreline dwellings:

- *Avoid construction of shoreline structures on or within 10m of the groundwater seepage area identified on Figure 6. A 10 m buffer is sufficient to protect the functionality of the seepage area from adjacent development of docks or boardwalks since 10 m is a suitable base buffer width for water quality, screening of human disturbance and core habitat protection (Beacon Environmental Ltd. 2012).*

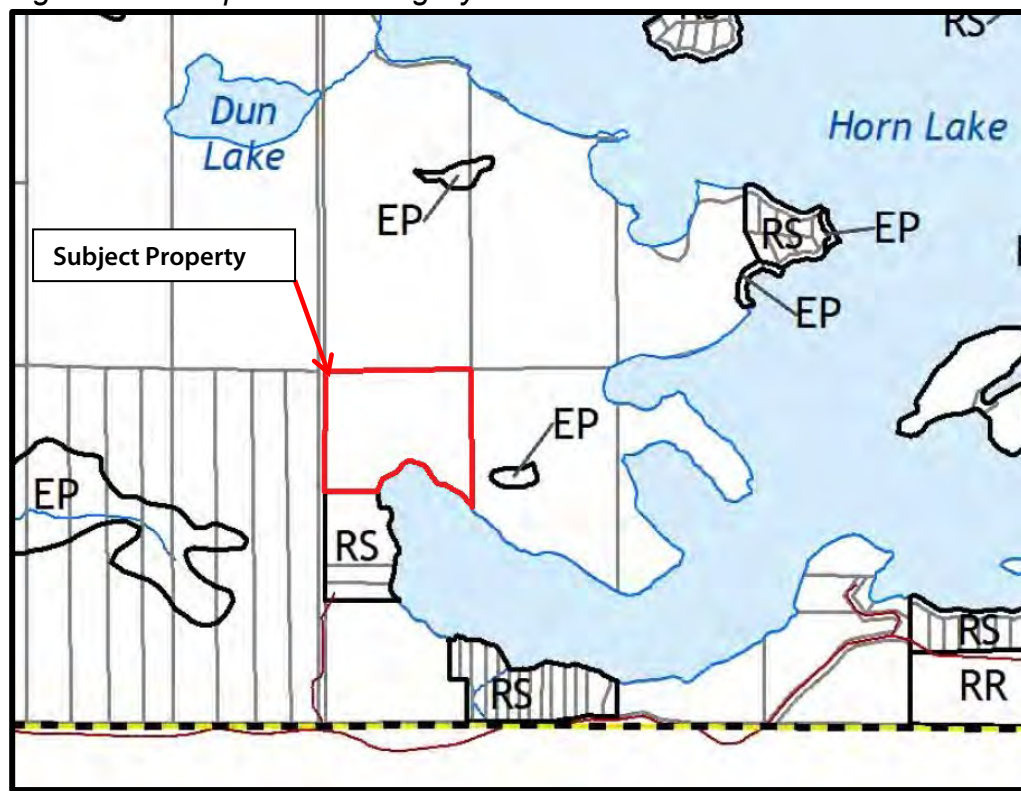
- *Implement a timing window of March 15th to July 15th and October 15th to May 31st to protect spring and fall spawning species, that is dock construction should be completed outside of that timing window (July 16th to October 14th).*
- *Utilize a dock design that has a small footprint on the lakebed such as a floating, cantilever or a pole supported dock. If a larger footprint is used (i.e. cribs) then the cribs should be constructed in an open- faced manner and filled with large rocks to provide accessible crevices for fish and other small organisms. Cribs should be spaced (2 m) and located at least 2 m from the high-water mark to allow nearshore water to circulate.*
- *Develop and implement an Erosion and Sediment Control Plan for the site that minimizes risk of sedimentation of the waterbody during all phases of the project. For dock construction this includes: o Installation of effective erosion and sediment control measures before starting work to prevent sediment from entering the water body*
- *Clearing of riparian vegetation should be kept to a minimum.*
- *Minimize the removal of natural woody debris, rocks, sand or other materials from the banks, the shoreline or the bed of the waterbody below the ordinary high water mark. If material is removed from the waterbody, set it aside and return it to the original location once construction activities are completed.*
- *Immediately stabilize shoreline or banks disturbed by any activity associated with the project to prevent erosion and/or sedimentation, preferably through re-vegetation with native species suitable for the site.*
- *Restore bed and banks of the waterbody to their original contour and gradient; if the original gradient cannot be restored due to instability, a stable gradient that does not obstruct fish passage should be restored.*
- *If replacement rock reinforcement/armouring is required to stabilize eroding or exposed areas, then ensure that appropriately-sized, clean rock is used; and that rock is installed at a similar slope to maintain a uniform bank/shoreline and natural stream/shoreline alignment.*
- *Remove all construction materials from site upon project completion.*
- *Ensure that all in-water activities, or associated in-water structures, do not interfere with fish passage, constrict the channel width, or reduce flows.*

The proposed Zoning By-law Amendment conforms to the Municipality's Official Plan as it implements the recommendations of the Hutchison Study and facilitates the development of the lot in a manner that protects features on the lot.

Municipality of Magnetawan Zoning By-law

The subject lands are zoned Rural (RU) in the Municipality's Zoning By-law as shown in Figure 3.

Figure 3: Excerpt from Zoning By-law 2001-26



The Zoning By-law Amendment application proposes to rezone the property from the Rural (RU) Zone to the Shoreline Residential Exception Thirty Two (RS-32) Zone to implement the recommendations contained in the Lakeshore Capacity Assessment Report and Fish Habitat Impact Assessment..

A copy of the draft Zoning By-law Amendment is included as Attachment 2 to this Report.

Public Meeting Comments

The following Table provides a summary of the comments received at the Public Meeting on October 30, 2018 and a response to the comments.

Commenter	Comment	Response
Bob Hearn	<p>Does not object to lot creation</p> <p>Wanted to know if lots would support seasonal or permanent dwellings</p> <p>Wanted to know if there would be boathouses</p> <p>Wanted to know who is to maintain Minkler's Lane.</p>	<p>Development could be for year round use.</p> <p>The Zoning By-law permits boathouses in accordance with the regulations outlined in section 3.1 g) of the Zoning By-law. One boathouse is permitted on a lot, subject to the regulations of Section 3.1 g).</p>

	<p>Concerned about the width of the road.</p> <p>Would like to see Site Plan Control applied.</p>	<p>Site Plan Control can be applied in accordance with the Municipality's Site Plan Control By-law. We recommend that Site Plan be applied in this instance to implement the recommendations of the studies completed in support of the development.</p>
John Furner	<p>Concern with road width and road safety for vehicles and EMS/Fire vehicles.</p> <p>Questioned the ability to service the lot (1.6.6 of PPS)</p> <p>Questions about Fish Habitat and in-water woody debris and the impact of the development on fish habitat.</p>	<p>The subject lands are an existing lot of record and the Municipality has entered into an agreement for the landowner to use a portion of the road allowance that is not maintained by the Municipality.</p> <p>Should lot creation be proposed, consideration of additional traffic increase on the road will be required to be evaluated.</p> <p>Based on the foregoing, the road appears appropriate to sustain vehicles from the existing lot of record.</p> <p>The existing lot is anticipated to be serviced with individual on-site sewage systems and obtain water from the lake.</p> <p>Given the size of the lot, there would appear to be sufficient area to accommodate an on-site sewage system. This will be confirmed by the NBMCA prior to issuance of a septic permit.</p> <p>Docking locations would be required to occur in accordance with the recommendations of the supporting study and would be implemented though Site Plan Control.</p>
Andrew Stewart on behalf of Barbara Stewart	<p>Concern with road maintenance of Minkler's Lane</p> <p>Wants to see limitations on landscaping to ensure</p>	<p>The development of the existing lot of record which would be facilitated by the proposed amendment is not anticipated to be appropriately serviced by the exiting road. The</p>

	<p>maintenance of water quality of Horn Lake.</p> <p>Concern that 30 metre setback for septic is not adequate based on the topography</p>	<p>Municipality has identified that improvements to the road can be expected in the future.</p> <p>The 30 metre setback is a minimum requirement. Septic approval from the NBMCA will be required.</p>
<p>Steve Riley – President of Horn Lake Property Owners Association</p>	<p>Concern about the lake being opened up for development and what level of development might be expected in the future.</p>	<p>The results of the lake capacity study that was undertaken in support of the proposed application would enable additional lot creation on Horn Lake. However, each application is required to be reviewed on its own merits.</p> <p>It is noted that there is a significant amount of Crown Land abutting Horn Lake, particularly in the northwest portion of the Lake.</p>

Summary

The Zoning By-law Amendment application proposes to implement a road access agreement and recognize areas that should be protected from development. The Amendment also implements the recommendations contained in the Lakeshore Capacity and Fish Habitat Assessment. The application is consistent with the PPS and would conform to the Municipality’s Official Plan. It is recommended that the application be approved and that a Site Plan Control Agreement be required for any development proposed on the subject lands.

Respectively submitted,



Jonathan Pauk HBASc., MSc.
Planning Consultant
MHBC Planning



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

Attachment 1: Lakeshore Capacity and Fish Habitat Impact Assessment

Attachment 2: Draft Zoning By-law Amendment

Attachments

Attachment **1**



Hutchinson

Environmental Sciences Ltd.

Lakeshore Capacity and Fish
Habitat Impact Assessment for
Horn Lake

Prepared for: Mr. Chris Noll
Job #: J170058

May 1, 2018



May 1, 2018

HESL Job #: J170058

Mr. Chris Noll
125 Bermondsey Road
Toronto, ON M4A 1X3

Dear Mr. Noll:

Re: Lakeshore Capacity and Fish Habitat Impact Assessment for Horn Lake

Hutchinson Environmental Sciences Ltd. was retained to complete a Lakeshore Capacity Assessment and Fish Habitat Impact Assessment as part of a proposed land severance application on Horn Lake, in the Municipality of Magnetawan, Ontario.

Horn Lake is not over capacity in terms of total phosphorus, recreational capacity or average Mean Volume-Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) concentrations. Modelled total phosphorus (TP) results indicate that the model does not properly represent existing conditions and capacity remains for additional development in relation to the interim Provincial Water Quality Objective guidelines of 10 µg/L or to Background + 50% if a 72% sewage-related total phosphorus retention coefficient is applied to existing development. With sewage treatment using Waterloo Biofilter Systems with EC-P units, the proposed development of 4 lots is modelled to potentially increase TP by <0.01 µg/L and decrease MVWHDO by <0.01 mg/L, increases which are well below regulatory guidelines and are immeasurable through standard laboratory procedures.

Most of the fish habitat fronting the subject property is not critical or sensitive to development of docks. We identified a groundwater seepage area that drains into nursery habitat and potential spawning habitat for some residential species, so this area was afforded a 10m buffer from shoreline structures and development should take place outside of this area.

Sincerely,

per Hutchinson Environmental Sciences Ltd.

Brent Parsons, M.Sc.
Senior Aquatic Scientist

brent.parsons@environmentalsciences.ca

Signatures

Report prepared by:



Brent Parsons, M.Sc.
Senior Aquatic Scientist

Report reviewed by:



Neil Hutchinson, Ph.D.
Principal Scientist



Executive Summary

Hutchinson Environmental Sciences Ltd. (HESL) was retained to complete a Lakeshore Capacity Assessment and Fish Habitat Impact Assessment as part of a proposed land severance application on Horn Lake, in the Municipality of Magnetawan, Ontario. The subject property (Part of Lot 10, Concession 1) is located at the south end of the lake (Figure 1) and the development proposal is to sever the property to create four lots.

Horn Lake supports Lake Trout (*Salvelinus namaycush*), is listed as a natural Lake Trout lake by the Ontario Ministry of Natural Resources and Forestry (MNR 2015) and is listed as at “capacity” in the Municipality of Magnetawan’s Official Plan.

The Lakeshore Capacity Model was not able to predict TP concentrations to within 20% of the measured value and so does not accurately reflect existing conditions. MOE (2010) recommends use of the interim PWQO of 10 µg/L of TP as an upper limit to protect against algal blooms instead of “Background + 50%”. In this case, the modelled values of 3.68 µg/L to 3.94 µg/L (depending on % of TP retention and inclusion of vacant lots of record) are well below 10 µg/L and Horn Lake is not considered over capacity for TP.

Although Horn Lake is well below the Interim PWQO of 10 µg/L we do not recommend that 10 µg/L serve as a management limit. Instead, we refined the model to bring the management goals closer in line to the preferred objective of Background + 50%, which corresponds to a lower and more protective TP concentration of 4.51 µg/L. We utilized a scientifically-defensible sewage-related TP retention coefficient of 72% in the model for existing development to better align the model with existing conditions instead of utilizing the 10 µg/L of TP guideline, and the results indicate that capacity does exist on Horn Lake for the 4 proposed lots following this methodology. With sewage treatment using Waterloo Biofilter Systems with EC-P units, the proposed development of 4 lots is modelled to potentially increase TP by <0.01 µg/L and decrease MVWHDO by <0.01 mg/L, increases which are well below regulatory guidelines and are immeasurable through standard laboratory procedures.

Most of the fish habitat fronting the subject property is not critical or sensitive to development of docks. We identified a groundwater seepage area that drains into a nursery habitat and potential spawning habitat for some residential species, so this area was afforded a 10m buffer from the development of shoreline structures. A number of mitigation measures were also recommended in Section 5.3 that will protect fish habitat and ensure that the development follows municipal and federal regulations related to fish habitat.



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1. Introduction

Hutchinson Environmental Sciences Ltd. (HESL) was retained to complete a Lakeshore Capacity Assessment and Fish Habitat Impact Assessment as part of a proposed land severance application on Horn Lake, in the Municipality of Magnetawan, Ontario. The subject property (Part of Lot 10, Concession 1) is located at the south end of the lake (Figure 1) and the development proposal is to sever the property to create four lots. The exact orientation of each lot has yet to be determined so the Fish Habitat Impact Assessment focused on identifying opportunities and constraints to shoreline development across the entire subject property.

Horn Lake supports Lake Trout (*Salvelinus namaycush*), and is listed as a natural Lake Trout lake by the Ontario Ministry of Natural Resources and Forestry ((MNRF) 2015). Lake Trout have stringent habitat requirements including cold-water temperatures and high dissolved oxygen concentrations, and various policies have been adopted to protect this sensitive habitat. Waterfront development and the potential influx of sewage-related phosphorus to an adjacent waterbody has been identified as a stressor on Lake Trout habitat because increased phosphorus concentrations can lead to decreased dissolved oxygen concentrations.

Ontario's Lakeshore Capacity Model (MOE 2010) was developed to determine suitable development capacity on lakes through an assessment of phosphorus and the associated modelling procedure of Molot et al (1992) for dissolved oxygen concentrations, and in the case of Horn Lake, it has been determined that the lake is over capacity in terms of Provincial guidelines (Meridian Planning Consultants Inc. 2012). For recreational lakes on the Precambrian Shield, phosphorus and dissolved oxygen concentrations are the parameters of concern for water quality. The revised Provincial Water Quality Objective (PWQO) for inland lakes on the Precambrian Shield (MOE 2010) allows for a 50% increase in phosphorus concentration from development over levels that would occur in the absence of any development on the lake (i.e., "Background" + 50%) to a maximum concentration of 20 µg/L. The dissolved oxygen guideline for protection of lake trout habitat is 7 mg/L of Mean End-of-Summer Volume-Weighted Hypolimnetic Dissolved Oxygen (MVWHDO).

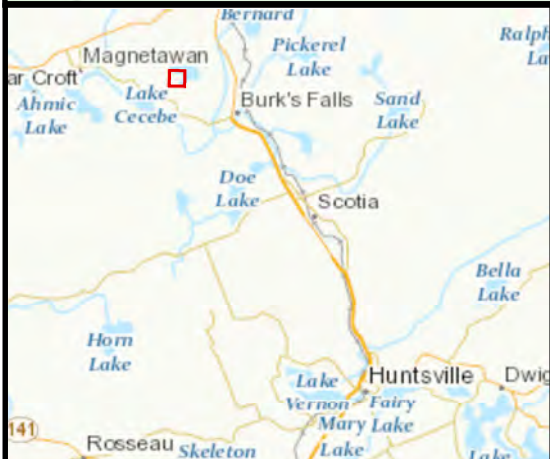
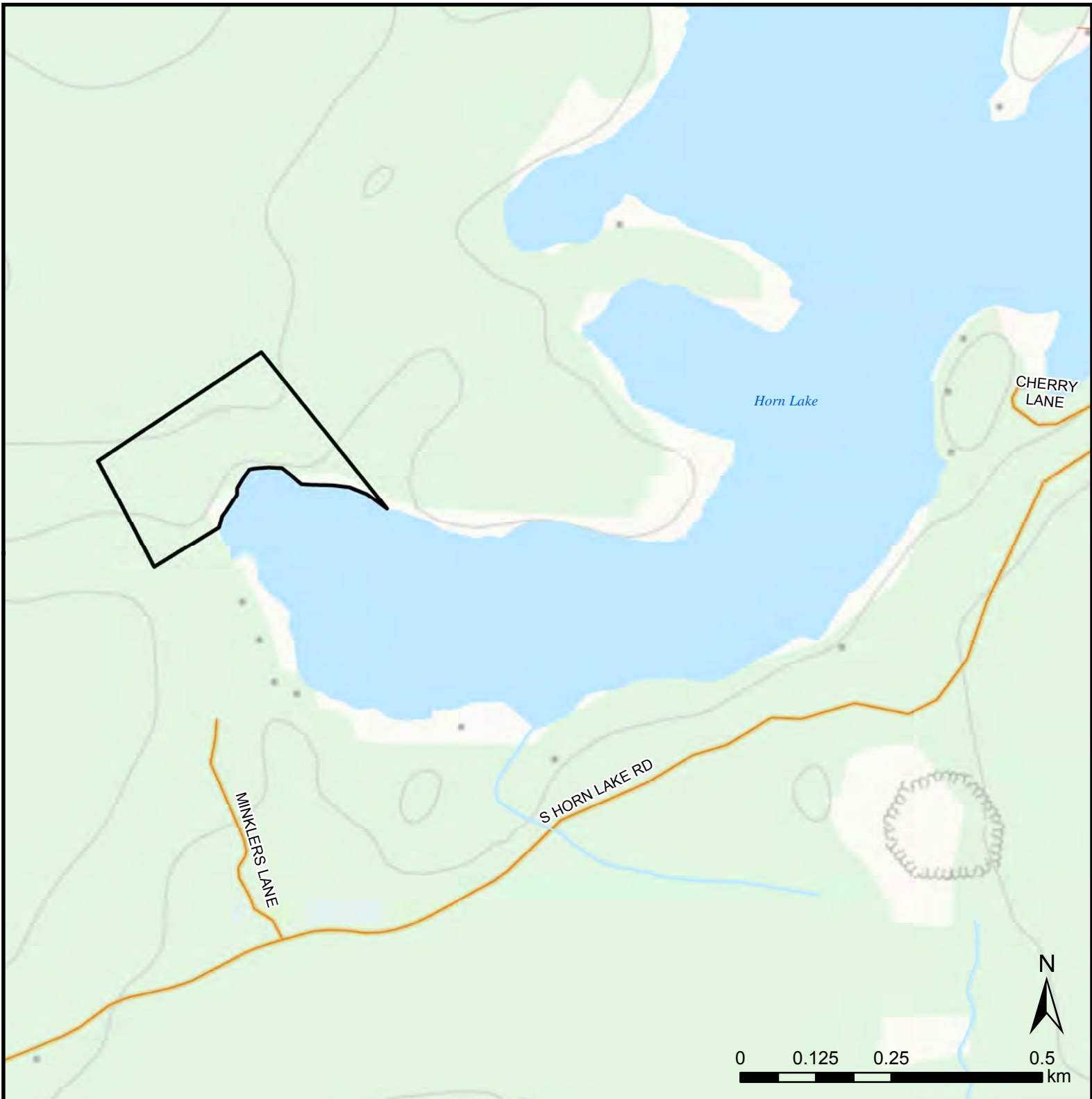
The Province of Ontario recommends the use of the Lakeshore Capacity Model to determine the interim PWQO for phosphorus and the amount of shoreline development that can occur to maintain phosphorus levels within the phosphorus threshold (MOE 2010). The LCM is a steady-state mass balance model that estimates hydrologic and phosphorus loading from natural (watershed runoff and atmospheric deposition) and human (septic systems and land disturbance) sources and links them together considering lake dynamics to predict total phosphorus concentrations in lakes. Dissolved oxygen is modelled on the basis of lake morphometry and total phosphorus concentrations using the techniques described in Molot et al. (1992) and Clark et al. (2002)

Fish habitat impact assessments are commonly completed in support of waterfront development applications to ensure that impacts to fish habitat are minimized to suitable levels in terms of relevant policies such as the federal Fisheries Act. Habitat is characterized, compared to habitat requirements of resident fish species, and suitable locations for the establishment of shoreline structures, such as boathouses and docks, are determined. Selection of appropriate locations and implementation of mitigation measures to minimize impacts typically results in regulatory approval.



The following assessments were completed to verify whether or not Horn Lake is currently over threshold for additional development, determine suitable locations for the establishment of shoreline structures, and to identify mitigation measures that would minimize any associated impacts to acceptable levels as described by relevant policy.





Legend

-  Rivers
-  Roads
-  Subject Property
-  Lakes

Project Lead: Brent Parsons
 Prepared by: Kris Hadley
 Data Source: HESL, Ontario Land, ESRI
 Coordinate System: NAD 1983 UTM Zone 17N

Figure 1:
Study Area

Project: Lakeshore Capacity and Fish Habitat Impact Assessment for Horn Lake

Project #: J170058



2. Policy Context

2.1 Municipality of Magnetawan Official Plan

The Municipality of Magnetawan Official Plan (Meridian Planning Consultants Inc. 2012) contains a number of relevant policies which helped define the scope of this study. These policies include those listed under sections 4.3, 4.4 and 5.4.2.

4.3 Surface Water Quality

Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to a watercourse or lake. Septic systems shall be located at least 30 metres from a watercourse or waterbody, and in the case of lakes at or near capacity, including Horn Lake, lot creation and land use changes which would result in a more intensive use will not be permitted except under one of the following special circumstances:

- 1) to separate existing habitable dwellings, each of which is on a lot that is capable of supporting a class 4 sewage system, provided that the land use would not change and there would be not net increase in phosphorus loading to the lake;
- 2) where all new tile fields would be located such that they would drain into a drainage basin which is not at capacity;
- 3) 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
- 4) 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.
- 5) There is an additional criterion accepted by MOE for situations where there are deep soils native to the site (undisturbed and over 3m depth), meeting a specific 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 MNR and MOE will be consulted if this criterion is considered for Horn Lake.

As a condition of development approval, a natural shoreline vegetation buffer shall be preserved within at least 20 metres of all watercourses and waterbodies wherever possible except for the removal of hazardous trees and a narrow area to allow a pathway to the shoreline. Council may require a wider buffer depending on site-specific conditions and the sensitivity of the adjacent natural heritage features.



Where development would result in a significant increase in storm water run-off, the Municipality shall require the proponent to complete storm water 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 storm water management.

4.4 Natural Heritage and Resource Management

New development or 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.

5.4.2 Development Standards

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 (see above).

The at “capacity” status of Horn Lake in the Magnetawan OP was determined based on an old assessment of optimal Lake Trout habitat in the early 1990s (Sein, R. (MOECC) “Re: Horn Lake” Message to B. Parsons. January 15, 2018. Email). The approach has changed considerably over the last 30 years and is now based on a MVWHDO of 7 mg/L. MOECC has not, however, provided an updated assessment of capacity for Horn Lake on the basis of the newer MVWHDO criterion.

2.2 Fisheries Act

Regulation of fish habitat is carried out under the federal Fisheries Act enforced by Fisheries and Oceans Canada (DFO, Government of Canada, 2015). Section 35(1) of the Act states: “No person shall carry on any work, undertaking or activity that results in serious harm to fish that are part of a commercial, recreational or Aboriginal fishery, or to fish that support such a fishery.” Furthermore the definition of “serious harm” is “the death of fish, or a permanent alteration to, or destruction of fish habitat”, while fish habitat is defined as “spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.”

Fisheries and Oceans Canada now has a self-assessment process that includes criteria for no DFO review (i.e. if the required footprint of a dock or boat house is less than 20 m²) and measures to avoid causing harm, both of which are addressed later in the report.

3. Site Description

Horn Lake is a 472 ha lake located on the Precambrian Shield, approximately 10 km east of the Town of Magnetawan (Figure 1). It has a watershed area of 1922 ha, a mean depth of 11.3 m and a maximum depth of 34.7 m (MNR 2010). Shoreline development around the lake consists of 32 year-round residences, 1 resort, 1 mobile home park with 29 trailers, and 138 seasonal properties in both the Municipality of



Magnetawan and Ryerson Township. The subject property proposed development site is in the southwestern portion of the lake.

4. Lakeshore Capacity Assessment

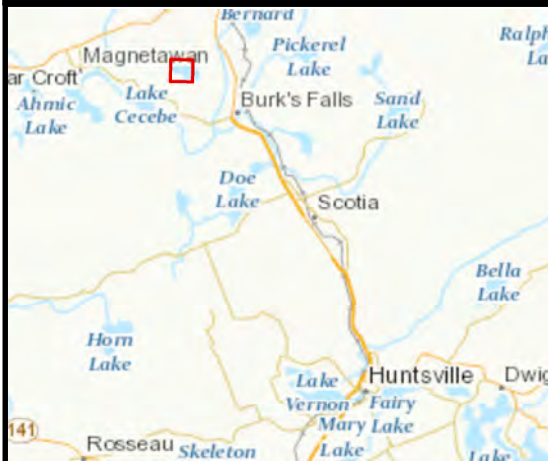
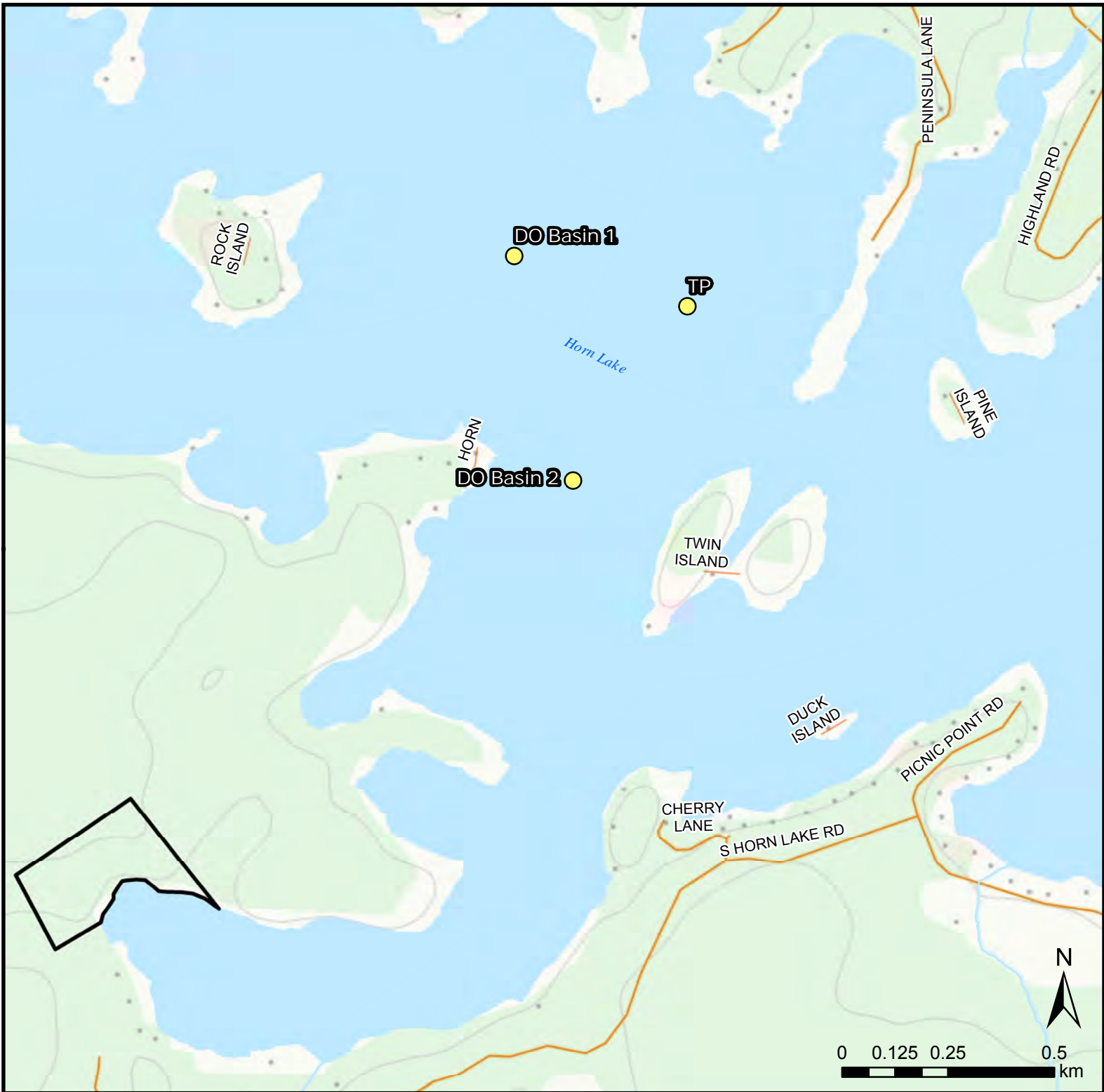
4.1 Input Data

The Lakeshore Capacity Assessment used the assumptions and recommended coefficients and constants provided by the MOE (MOE 2010), and data gathered from assessment of satellite imagery, the MNRF's Flow Assessment Tool and Lake Fact Sheet, the Ministry of Environment and Climate Change's (MOECC) Lake Partner Program and Runoff Lookup Database, and water quality sampling as listed in Table 1. Water quality sampling locations are presented on Figure 2. Sampling locations utilized by HESL staff overlapped those used by MNRF during dissolved oxygen sampling and those used by the Lake Partner Program for sampling of total phosphorus.






Table 1. Information on the data used in the Lakeshore Capacity Assessment.

Type of Data	Inputs	Source
Physical	Lake area and depth	Lake Fact Sheet (MNR 2010)
	Catchment and wetland area	Ontario Flow Assessment Tool (MNRF 2017)
Development	Lots and occupancies	Municipality of Magnetawan, Ryerson Township and satellite imagery
Water chemistry	Total phosphorus	Field sampling by HESL staff
		MOECC Lake Partner Program
	Dissolved oxygen	MNRF Field sampling by HESL staff
Hydrological	Annual runoff	MOECC Runoff Lookup Database





Legend

-  Rivers
-  Roads
-  Subject Property
-  Lakes
-  Sampling Locations

Project Lead: Brent Parsons
 Prepared by: Kris Hadley
 Data Source: HESL, Ontario Land, ESRI
 Coordinate System: NAD 1983 UTM Zone 17N

Figure 2:
 Water Sampling Locations

Project: Lakeshore Capacity and Fish Habitat Impact Assessment for Horn Lake

Project #: J170058



Hutchinson
 Environmental Sciences Ltd.

4.2 Measured Total Phosphorus Data

Measured Total Phosphorus (TP) data were compared with modelled TP results to determine the ability of the Lakeshore Capacity Model to accurately estimate TP concentrations. The Province recommends that differences between measured and modelled results be less than 20% to confidently use the model to assess capacity (MOE 2010).

Phosphorus samples have been collected from a central part of Horn Lake since 1994 as part of MOECC's Lake Partner Program (Figure 2). Our assessment focused on data from 2003 onwards because of improvements in collection methodologies since that time such as field filtering and sampling directly into glass tubes that are later used during laboratory analysis (Clark et al. 2010). Total phosphorus sampling is often best completed during spring turnover when the water column is mixed to assess whole lake conditions for studies of lake capacity. Spring overturn phosphorus data were collected in Horn Lake from 2002 to 2016 following improved sampling methodology through the MOECC's Lake Partner program but 2002 data (average = 10.6 µg/L) was not included as it was more than 2.5 standard deviations outside of the mean value of 5 µg/L and the highest average value recorded since that time was 5.3 µg/L in 2007. The average spring overturn phosphorus concentration in Horn Lake between 2003 and 2016 was 4.62 +/- 0.7 µg/L (Table 2).

TP results were also plotted over time on Figure 3 to determine if any trends stand-out. Phosphorus concentrations declined between 2003 and 2016 ($y = -0.0482x + 4.9797$; $R^2 = 0.0872$), with a magnitude of change of 0.075 µg/L per year but the trend is not significant ($p = 0.11$).

Table 2. Phosphorus measurements from Horn Lake 2003-2016 (all samples collected from station 2015 in mid lake, deep spot through MOECC's Lake Partner Program).

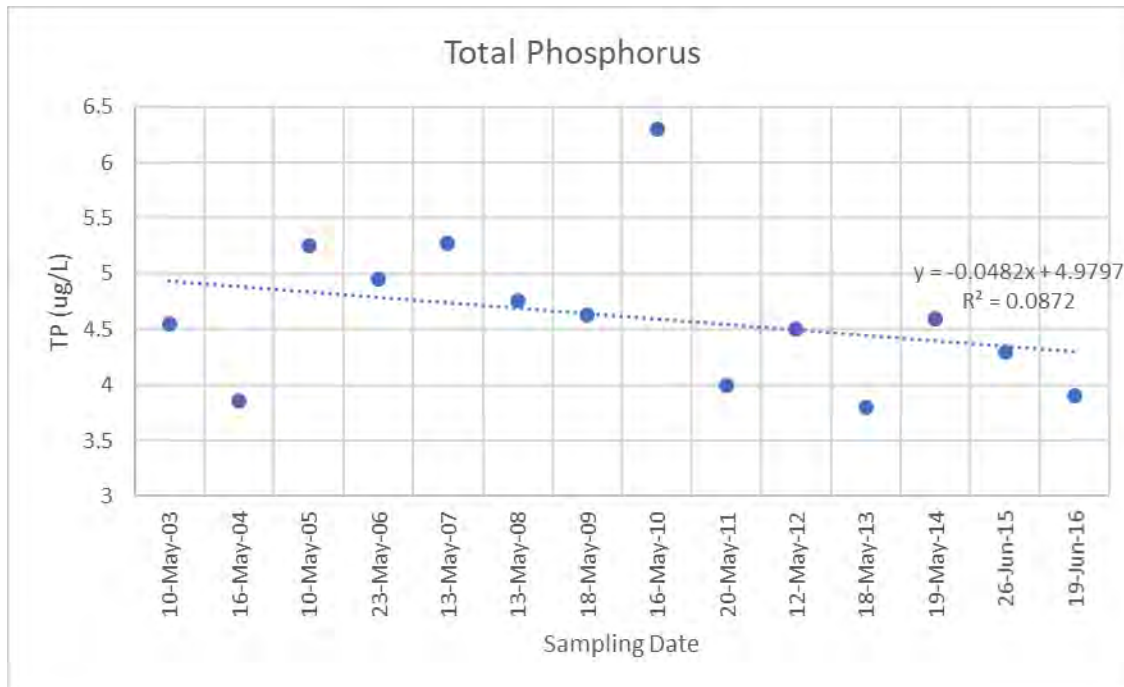
Date	Phosphorus Concentration (µg/L)	Average Annual Phosphorus Concentration (µg/L)
May 10, 2003	4.2	4.6
	4.9	
May 16, 2004	3.8	3.9
	3.9	
May 10, 2005	4.9	5.3
	5.6	
May 23, 2006	5.3	5.0
	4.6	
May 13, 2007	5.8	5.3
	4.8	



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May 13, 2008	5.3	4.8
	4.3	
May 18, 2009	4.5	4.6
	4.7	
May 16, 2010	6.8	6.3
	5.8	
May 20, 2011	4.0	4.0
	4.0	
May 12, 2012	4.4	4.5
	4.6	
May 18, 2013	3.8	3.8
	3.8	
May 19, 2014	4.4	4.6
	4.8	
June 26, 2015	4.0	4.3
	4.6	
June 19, 2016	3.8	3.9
	4.0	
Average		4.62



Figure 3. MOE Lake Partner Program Total Phosphorus Results Over Time

4.3 Measured Mean Volume Weighted Hypolimnetic Dissolved Oxygen

Dissolved oxygen was measured by MNRF throughout the water column in Horn Lake in 1999, 2000, 2001, 2003, 2004, 2006, 2007, 2009 and 2013, and by HESL in 2017 in Basin 1 and 2 (Figure 2). We noted two issues with MNRF data after review.

- ❖ MOE (2010) policy dictates that sampling is completed between August 15 and September 15 to capture the time of year when oxygen stress in the hypolimnion is the greatest. It should be noted that data collected by MNRF was outside of this range in 2001, 2009 and 2013, which could potentially misrepresent long-term average conditions.
- ❖ The hypolimnion must be determined to calculate MVWHDO. The hypolimnion is the bottom section of a stratified lake and the upper boundary of the hypolimnion is determined based on a temperature gradient between two depth strata that is $<1^{\circ}\text{C}/\text{m}$ (Wetzel 2001). MNRF routinely selected the bottom layer of the temperature gradient as the upper limit of the hypolimnion when in fact, the upper layer boundary of this temperature gradient should be used, so that the layer in which temperature first declines $<1^{\circ}\text{C}$ is included in the hypolimnetic volume. We therefore corrected the MVWHDO values to account for inclusion of the entire hypolimnion.

Original and corrected MVWHDO are presented in Table 3, while dissolved oxygen/temperature profiles from HESL sampling on August 18, 2017 are presented in Figures 4 and 5. Corrected MVWHDO concentrations ranged from 6.43 mg/L to 9.61 mg/L, with the four lowest concentrations measured following September 15th (September 18, 2001 = 6.94 mg/L (Basin 1), 7.08 mg/L (Basin 2), September 17, 2009 = 6.71 mg/L (Basin 1), 6.43 (Basin 2)). MVWHDO concentrations were similar in Basin 1 (7.97 mg/L) and 2



(7.70 mg/L). HESL recorded higher MVWHDO (Basin 1 = 8.94 mg/L; Basin 2 = 8.98 mg/L) in 2017 and, as can be seen in Figures 4 and 5, dissolved oxygen remained >4 mg/L near bottom.

Table 3. MVWHDO Results as part of MNRF and HESL Sampling

Source	Date	Basin	MVWHDO (mg/L)	
			Original	Corrected
MNRF	August 31, 1999	1	7.79	9.07
	August 31, 2000	1	7.35	7.69
	August 31, 2000	2	7.40	7.66
	September 18, 2001	1	6.41	6.94
	September 18, 2001	2	6.72	7.08
	September 3, 2003	1	7.41	7.78
	September 3, 2003	2	7.63	8.00
	September 14, 2004	1	8.72	9.61
	September 14, 2004	2	8.05	8.36
	September 14, 2006	1	7.57	7.70
	September 14, 2006	2	7.36	7.58
	September 14, 2007	1	7.50	7.81
	September 14, 2007	2	8.32	8.68
	September 17, 2009	1	6.64	6.71
	September 17, 2009	2	6.37	6.43
	September 23, 2013	1	8.15	8.38
September 23, 2013	2	7.78	7.83	
HESL	August 18, 2017	1	8.94	



	August 18, 2017	2	8.98
Average (all years)		7.48	7.84
Average (data collected between August 15 th and September 15 th)		7.73	8.18
Average (Basin 1)		7.50	7.97
Average (Basin 2)		7.45	7.70

Figure 4. Dissolved oxygen and water temperature profile at Basin 1.

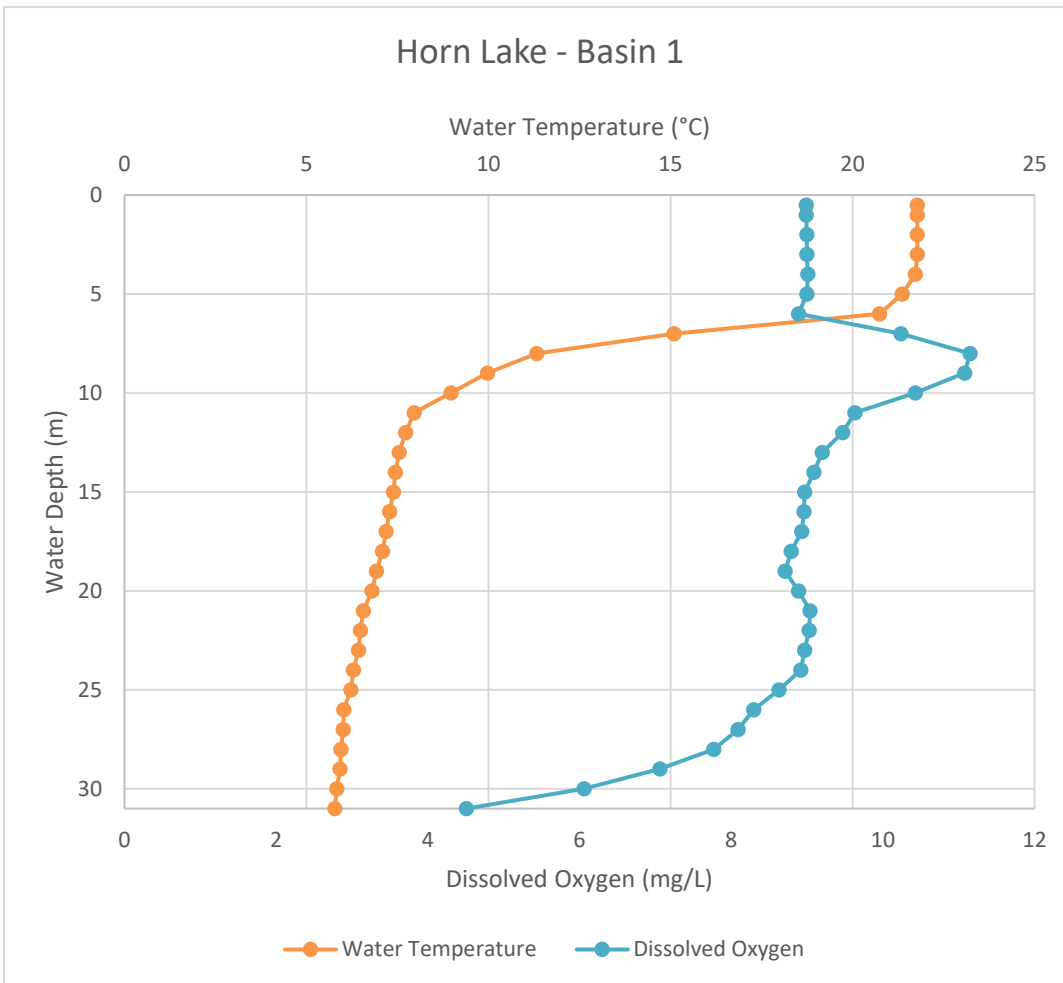
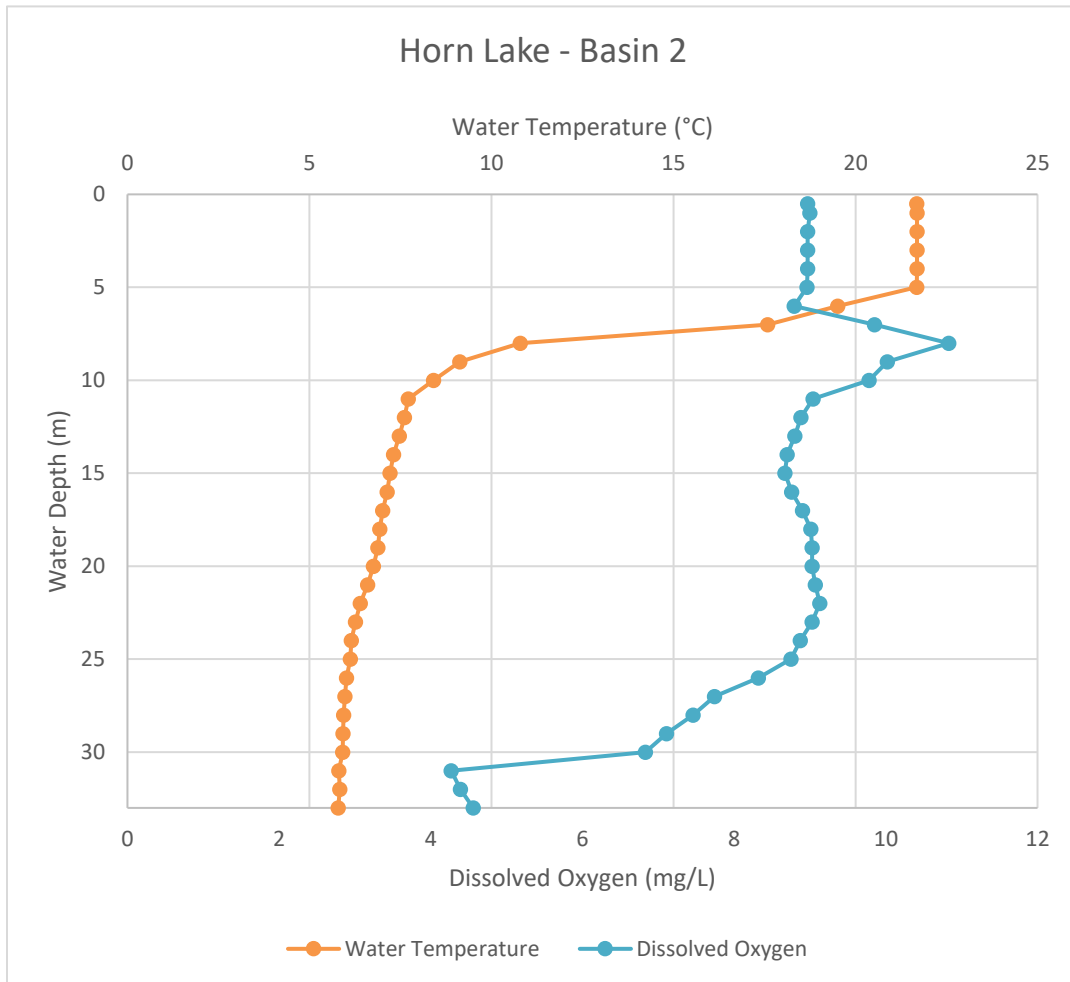


Figure 5. Dissolved oxygen and water temperature profile at Basin 2.



These analyses clearly show that Horn Lake is not at “capacity” in terms of oxygenated hypolimnetic Lake Trout habitat, as average MVWHDO concentrations collected by HESL and by MNRF exceeded 7 mg/L whether corrected or uncorrected.



4.4 Modelling Approach

Horn Lake was modelled using the Lakeshore Capacity Model following the Province's guidance in the Lakeshore Capacity Assessment Handbook (MOE 2010). Input parameters and calculation results used to model TP concentrations in Horn Lake are provided in Appendix A. Detailed methods and assumptions of the model are provided in MOE (2010). The following provides a description and brief rationale for the selection of various coefficients and assumptions used in the modelling of Horn Lake:

- The lake and catchment area of Horn Lake are 472 ha and 1922 ha, respectively.
- TP loading from land area in the Horn Lake watershed was determined using the following equation because % wetland in the catchment was greater than 3.5% and cleared or pastured land was less than 15%:
 - $TP \text{ (kg/yr)} = \text{catchment area (km}^2\text{)} * (0.47 * \% \text{ wetland area} + 3.82)$
- A TP loading rate of 0.167 kg/ha/yr was used to calculate TP loads to the surface of the lake from atmospheric deposition.
- Mean annual runoff value from 0.527 m/yr was determined from the runoff look up table provided by the MOECC and used to calculate water loads from the lake basin.
- TP loads from septic systems located within 300 m of the shoreline of the lake were calculated assuming a loading rate of 0.66 kg/capita/yr for each septic system. For existing conditions, a septic usage rate of 0.69 capita yrs/yr for seasonal residences was used.
- All lots included an overland runoff load of 0.04 kg of TP/lot/yr.
- For full build-out of the 4 proposed lots, TP loads were conservatively calculated assuming an extended seasonal usage rate of 1.27 capita years/yr¹.
- A settling velocity of 12.4 m/yr was used to indicate that oxic conditions are present in the hypolimnion of Horn Lake in accordance with dissolved oxygen measurements.

4.5 Capacity Assessment

4.5.1 Total Phosphorus

4.5.1.1 Existing Conditions

The modelled spring-overturn mean TP concentration under existing conditions was 5.73 µg/L; 24% above the measured value of 4.62 µg/L, indicating that the Lakeshore Capacity Model overestimates TP concentration and that the error exceeds the Provincial guidance of acceptable accuracy of +/- 20%. Provincial guidance (MOE 2010) recommends using the interim PWQO of 10 µg/L for TP as a water quality objective where the model is inaccurate.

A high level of protection against aesthetic deterioration will be provided by a total phosphorus concentration for the ice-free period of 10 µg/L or less. This should apply to all lakes naturally below this value (MOE 2010).

¹ Usage rates of existing lots were provided by the Municipality of Magnetawan and Ryerson Township. An extended seasonal usage rate for the proposed lots was applied as part of a conservative assessment.



This results in an additional 378 extended seasonal residences before ice-free TP concentrations are modelled to be greater than 10 µg/L. We therefore adjusted the Lakeshore Capacity Model inputs and assumptions to better reflect actual conditions to produce a better fit with measured values and allow use of the more conservative criterion. The model assumes that all sewage-related phosphorus is transported to the lake and it is most likely this assumption that caused the model to overestimate TP concentrations in Horn Lake.

Research over the past 20 years has consistently shown that septic system phosphorus is immobilized in Precambrian Shield soils. Mechanistic evidence (Stumm and Morgan, 1970; Jenkins et al., 1971; Isenbeck-Schroter et al., 1993) and direct observations made in septic systems (Willman et al., 1981; Zanini et al., 1997; Robertson et al., 1998; Robertson, 2003) all show strong adsorption of phosphate on charged soil surfaces and mineralization of phosphate with iron (Fe) and aluminum (Al) in soil. The mineralization reactions, in particular, appear to be favoured in acidic and mineral rich groundwater in Precambrian Shield settings (Robertson et al., 1998; Robertson, 2003), such that over 90% of septic phosphorus may be immobilized. The mineralization reactions appear to be permanent (Isenbeck-Schroter et al., 1993). Recent studies conclude that most septic phosphorus may be stable within 0.5 m – 1m of the tile drains in a septic field (Robertson et al., 1998, Robertson, 2003, Robertson 2012).

Trophic status modelling also supports the mechanistic and geochemical evidence. Dillon et al. (1994) reported that only 28% of the potential loading of phosphorus from septic systems around Harp Lake, Muskoka, could be accounted for in the measured phosphorus budget of the lake. The authors attributed the variance between measured and modelled estimates of phosphorus to retention of septic phosphorus in tills that were found in the catchment of Harp Lake, within the geological classifications of Ground Moraine over bedrock, Glaciolacustrine Delta and Outwash Plain (Mollard et al. 1980, Gartner Lee Ltd. 2005).

Hutchinson (2002) recommended that the TP contribution from sewage septic systems be reduced by 74%² for lakes with suitable soils in their catchments. Bedrock with undifferentiated igneous and metamorphic rock, exposed at surface or covered by a discontinuous, thin layer of drift is predominant in the Horn Lake catchment (Ontario Geological Survey 2000). These geological formations typically result in acidic soils that are known to retain TP, such as those noted by Robertson (2012) and Hutchinson (2002). We therefore applied a 72% retention coefficient to existing development to determine if this improved the model response.

The modelled spring-overturn ice-free mean TP concentration under existing conditions with 72% retention of sewage related TP was 4.28 µg/L; 7% different than the measured value of 4.62 µg/L, indicating that the Lakeshore Capacity Model does accurately model concentrations in Horn Lake within acceptable limits (i.e. 20%) when a science-based retention coefficient is implemented to account for attenuation of phosphorus from existing development by soils in the catchment (Table 4).

The Lakeshore Capacity Model includes an equation to determine spring overturn TP based on ice-free concentrations as follows:

² The Hutchinson (2002) citation represents an error – Dillon et al (1994) reported that 28% of septic phosphorus was accounted for in the lake budget (=72% retention) and not 26% (74% retention).



$$\text{Spring-overturn TP} = (\text{ice-free TP} - (-0.563))/0.992$$

The interim PWQO of Background + 50% to protect against nuisance algal blooms (Table 4; MOE (2010)) was calculated based on the modelled background ice-free mean TP concentration for Horn Lake (3.00 µg/L). The revised PWQO derived from background plus 50% was 4.51 µg/L. Modelled ice-free TP concentrations were 3.68 µg/L, indicating that Horn Lake is currently 0.83 µg/L under capacity in terms of the interim PWQO, or is currently at Background + 23%.

Table 4. Modelled and measured spring overturn TP concentrations for Horn Lake.

Scenario	TP
Modelled Background Total Phosphorus (µg/L) - Ice-Free Conditions	3.00
Revised PWQO of Background + 50% (µg/L) - Ice-Free Conditions	4.51
Existing Modelled Total Phosphorus (µg/L) - Ice Free Conditions	3.68
- Spring Overturn	4.28
Existing Measured Total Phosphorus (µg/L) - Spring Overturn	4.62
<i>% difference between modelled and measured:</i>	<i>-7%</i>

Horn Lake is currently under capacity for development in terms of TP following existing Provincial guidance. Previous modelling conducted in the early 1990s is what is reflected in the Magnetawan OP policies but this pre-dated the Province's recommended approach for both TP and MVWHDO as described in the Lakeshore Capacity Handbook (Sein, R. (MOECC) Re: Horn Lake. January 15, 2018. Email) and so the previous assessment is no longer valid.

Although Horn Lake has additional capacity we have recommended a number of mitigation measures as described in Section 4.6 as precautionary measures since a) the LCM did not accurately predict existing conditions and b) to protect sensitive Lake Trout habitat. The assessment of Future Conditions in the following section includes implementation of one recommended, optional mitigation measure - septic systems designed to retain sewage-related TP, since the amount of retention helps inform future modelled TP and MVWHDO concentrations.

4.5.1.2 Future Conditions

Many sewage systems have been shown to mitigate phosphorus loads to lakes. These include: the use of phosphorus retaining "B" horizon soils rich in aluminum and iron in septic bed construction, the Ecoflo + DpEC Self-Cleaning Phosphorus Removal Unit, and the Waterloo Biofilter EC-P unit. MOECC have recognized the phosphorus removal capabilities of Waterloo Biofilter System and Ecoflo Biofilter and note that each system should be able to reliably and consistently reduce 88% of sewage related phosphorus before the effluent enters the leaching field (Castro 2015), with further retention likely in the leaching field. The use of phosphorus retaining "B" horizon soils is well documented in the works of Robertson et al. (1998)



and was tested as part of an OMB decision for Kushog Lake and shown to be effective (letter: Castro to Newhook, Oct. 29, 2013).

Altered TP concentrations in Horn Lake associated with the proposed development of 4 extended seasonal lots plus the vacant lots of record were assessed using the Lakeshore Capacity Model under three scenarios of varying TP retention: 0% TP retention, 72% TP retention (as described above) and 88% TP retention (via mitigation technologies) for the additional lots. The build-out of the 4-proposed extended seasonal residences resulted in ice-free TP concentrations ranging from 3.68 µg/L to 3.74 µg/L, depending on the level of TP retention (Table 5). These concentrations represent an increase of <0.01 µg/L to 0.08 µg/L from existing modelled concentrations. Build-out of the proposed 4 lots as well as the vacant lots of record resulted in TP concentrations of 3.75 µg/L to 3.94 µg/L or increases of 0.06 µg/L to 0.26 µg/L from modelled existing conditions. All future predicted concentrations are below the interim PWQO of 4.51 µg/L.

Table 5. Future modelled TP concentrations.

Scenario	TP (µg/L)		
	0% retention	72% retention	88% retention
With build-out of 4 additional extended seasonal residences (µg/L)	3.74	3.70	3.68
With build-out of 4 additional extended seasonal residences and 16 vacant lots of record as extended seasonal residences (µg/L)	3.94	3.76	3.75

4.5.1.3 TP Loads

Phosphorus loads under existing and build-out scenarios were calculated to be less than 26% over the background loads (Table 6) further supporting the conclusion that Horn Lake is under capacity for shoreline development in terms of phosphorus levels.

Table 6. Summary of TP loads to Horn Lake.

Scenario	Horn Lake
Background TP load (kg/yr)	204.3
Existing TP load with 72% retention of sewage-related TP (kg/yr)	250.5
<i>% Increase over Background:</i>	22.5%
With build-out of 4 additional extended seasonal residences and 72% retention of sewage-related TP (kg/yr)	251.6
<i>% Increase over Background:</i>	23.1%



With build-out of 4 additional extended seasonal residences and 16 vacant lots of record as extended seasonal residences and 72% retention of sewage-related TP (kg/yr)	256.0
<i>% Increase over Background:</i>	25.3%

4.5.2 Dissolved Oxygen

MVWHDO can be predicted for individual lakes based on spring overturn TP concentrations following the methods of Molot et al. (1992) and Clark et al. (2002). MNRF used contour volumes from two distinct basins when calculating MVWHDO. We utilized contour volumes from Basin 2 when predicting changes to MVWHDO concentrations since that basin is located closer to the subject property and the terrain indicates that drainage flows roughly towards that area.

Predicted MVWHDO concentrations ranged from 8.02 mg/L to 8.03 mg/L for build-out of the 4 proposed lots, representing a maximum decrease of 0.012 mg/L from the existing modelled concentration of 8.03 mg/L from Basin 2. Predicted MVWHDO concentrations ranged from 7.98 mg/L to 8.02 mg/L for build-out of the 4 proposed lots and 16 vacant lots of record, representing a maximum decrease of 0.055 mg/L from the existing modelled concentration.

Table 7. Modelled spring overturn TP and resulting MVWHDO concentrations.

Scenario	Spring Overturn TP ($\mu\text{g/L}$)			MVWHDO (mg/L)		
	0% Retention	74% Retention	88% Retention	0% Retention	74% Retention	88% Retention
Modelled existing conditions	4.28			8.03		
With build-out of 4 additional extended seasonal residences (kg/yr)	4.34	4.30	4.28	8.02	8.03	8.03
With build-out of 4 additional extended seasonal residences and 16 vacant lots of record as extended seasonal residences (kg/yr)	4.54	4.36	4.35	7.98	8.02	8.02



Modelled existing MVWHDO concentrations (8.03 mg/L) are higher than the majority of average measured values presented in Table 3 but the same magnitude of predicted change can be applied to measured MVWHDO concentrations in Basin 2. Full build-out of the 4 proposed lots and 16 vacant lots of record with 0% retention of septic-related TP resulted in a 0.04 mg/L change (8.02 mg/L → 7.98 mg/L) in modelled MVWHDO concentrations. The uncorrected measured MVWHDO concentration of 7.45 mg/L in Basin 2 would therefore be modelled to decrease to 7.41 mg/L under that conservative scenario; all other measured values would be even greater than the guidance value MVWHDO of 7 mg/L.

4.5.3 Recreational Carrying Capacity

Recreational Carrying Capacity is another component of lake management that is used in some jurisdictions (i.e. Seguin Township) to manage development to control overcrowding. A development density of 1 lot/1.62 ha of lake surface area is used in Seguin Township as a “filter” for “crowding” or social density to reflect recreational use of lake surface areas, an approach which was upheld in an OMB decision of December 22, 2016. This filter equates to a Recreational Carrying Capacity of 291 lots for Horn Lake which is much higher than the 222 seasonal, permanent, resort units, mobile trailer lots and vacant lots of record (Section 3). The proposed addition of 4 lots development would therefore not result in over-crowding based on this metric.

4.6 Mitigation Measures

Horn Lake is not at capacity but a variety of mitigation measures should still be utilized during waterfront development to minimize short and long-term impacts associated with water quality as a precautionary measure since the LCM did not accurately predict existing conditions and to protect sensitive Lake Trout habitat. Mitigation measures #1 - #3 are already required through the Municipality of Magnetawan Official Plan and we recommend two additional approaches.

1. Septic systems shall be located at least 30 metres from a watercourse or waterbody.
2. As a condition of development approval, a natural shoreline vegetation buffer shall be preserved within at least 20 metres of all watercourses and waterbodies wherever possible except for the removal of hazardous trees and a narrow area to allow a pathway to the shoreline.
3. Where development would result in a significant increase in storm water run-off, the Municipality shall require the proponent to complete storm water 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 storm water management.
 - We recommend discharging of roof leaders, use of soak away pits and other measures to promote infiltration. Other specific design options for consideration include: grassed and vegetated swales, filter strips, roof leaders and French drains which have all proven to be effective at mitigating impacts associated with stormwater.
4. We recommend implementation of an Erosion and Sediment Control plan during construction, which should (CISEC Canada 2012):



- Utilize a multi-barrier approach;
- Retain existing vegetation;
- Minimize land disturbance area;
- Slow down and retain runoff to promote settling;
- Divert runoff from problem areas;
- Minimize slope length and gradient of disturbed areas;
- Maintain overland sheet flows and avoid concentrate flows; and
- Store/stockpile soil away from watercourses, drainage features, and tops of steep slopes.

5. Utilize Waterloo Biofilter Systems with EC-P units to minimize sewage related-TP.

Additional information regarding waterfront development Best Management Practices can be found in “Protect Your Waterfront Investment” (Muskoka Watershed Council; Appendix B).

4.7 Discussion

MNRF has a criterion of 7 mg/L of MVWHDO for the protection of Lake Trout habitat. The Province recommends that generally there will be no new development within 300 metres of Lake Trout lakes where MVWHDO has been measured to be at or below 7 mg/L. This recommendation also applies to lakes where modelling has determined that development would reduce MVWDHO to 7 mg/L or less. Although MVWDO concentrations less than 7 mg/L were recorded on September 18, 2001 and September 17, 2009, both of those dates lie outside of the MOECC-determined sampling window of August 15th to September 15th. Average MVWHDO concentrations were greater than 7 mg/L in both basins and the focus should be on the long-term average values because of issues related to inter-annual variability, including equipment and user error, in accordance with MOE (2010):

“When attempting to characterize lakes in this manner, it is preferable to use average profiles which are derived from several years of data to offset the effects of inter-annual variation. This approach will allow the description of average conditions in a lake’s hypolimnion at the end of summer and compare between-lake differences under similar conditions.”

The Lakeshore Capacity Model was not able to predict TP concentrations to within 20% of the measured value and so does not accurately reflect existing conditions. MOE (2010) recommends use of the interim PWQO of 10 µg/L of TP as an upper limit to protect against algal blooms instead of “Background + 50%”. In this case, the modelled values of 3.68 µg/L to 3.94 µg/L (depending on % of TP retention and inclusion of vacant lots of record) are well below 10 ug/L and Horn Lake is not considered over capacity for TP.

Although Horn Lake is well below the Interim PWQO of 10 ug/L we do not recommend that 10 ug/L serve as a management limit. Instead, we refined the model to bring the management goals closer in line to the



preferred objective of Background + 50%. We utilized a scientifically-defensible sewage-related TP retention coefficient of 72% in the model for existing development to better align the model with existing conditions instead of utilizing the 10 µg/L of TP guideline, and the results indicate that capacity does exist on Horn Lake for the 4 proposed lots following this methodology. The proposed development of the 4 lots is modelled to increase TP by <0.01 µg/L and decrease MVWHDO by <0.01 mg/L with implementation of Waterloo Biofilter Systems with a EC-P units, both of which result in concentrations well below regulatory guidelines and are immeasurable through standard laboratory procedures. Mitigation measures listed in 4.6 further ensure that impacts to water quality will be minimized to acceptable levels in accordance with relevant municipal and provincial policy.

5. Fish Habitat Impact Assessment

MNRF fish habitat mapping did not indicate Type 1 habitat fronting the subject property but a Fish Habitat Impact Assessment (FHIA) was completed because such mapping is not always accurate as it was based on air photo interpretation. Documentation and an understanding of site-specific conditions allowed for the development of recommendations that will ensure shoreline development will adhere to policies outlined in the Municipality of Magnetawan Official Plan and the Fisheries Act.

Fish habitat was characterized in the littoral environment and compared to the habitat requirements of various resident fish species to classify the environment in terms of functionality (e.g. spawning) and resiliency per MNRF guidelines. The assessment was completed based on the proposed development of docks, the characterization of fish habitat features and functions, and the incorporation of a number of short and long-term mitigation measures.

The assessment of the subject properties' littoral and riparian environments was completed through a review of background material and a field investigation undertaken on August 18, 2017.

5.1 Background Review

A fish species list for Horn Lake and MNRF fish habitat mapping were reviewed to determine the perceived habitat value of the nearshore environment of the study area (MNR 2010).

5.1.1 Fish Habitat Mapping

The MNRF has developed three categories or habitat types to standardize the assessment of fish habitat (MNR 1994). Below is a summary of the characteristics of each habitat type and its sensitivities.

Type 1 Habitat

Habitats are rare or highly sensitive to the potential impacts of development or limit fish productivity either directly or indirectly in a specified water body or portion of a water body. Where these habitats are limiting, productivity would be expected to diminish if they are harmed.



Type 2 Habitat

Habitats that are moderately sensitive to the potential impacts of development and although important to fish populations, do not limit the productivity of fish either directly or indirectly. These habitats are usually abundant and another habitat component is the limiting factor in fish production.

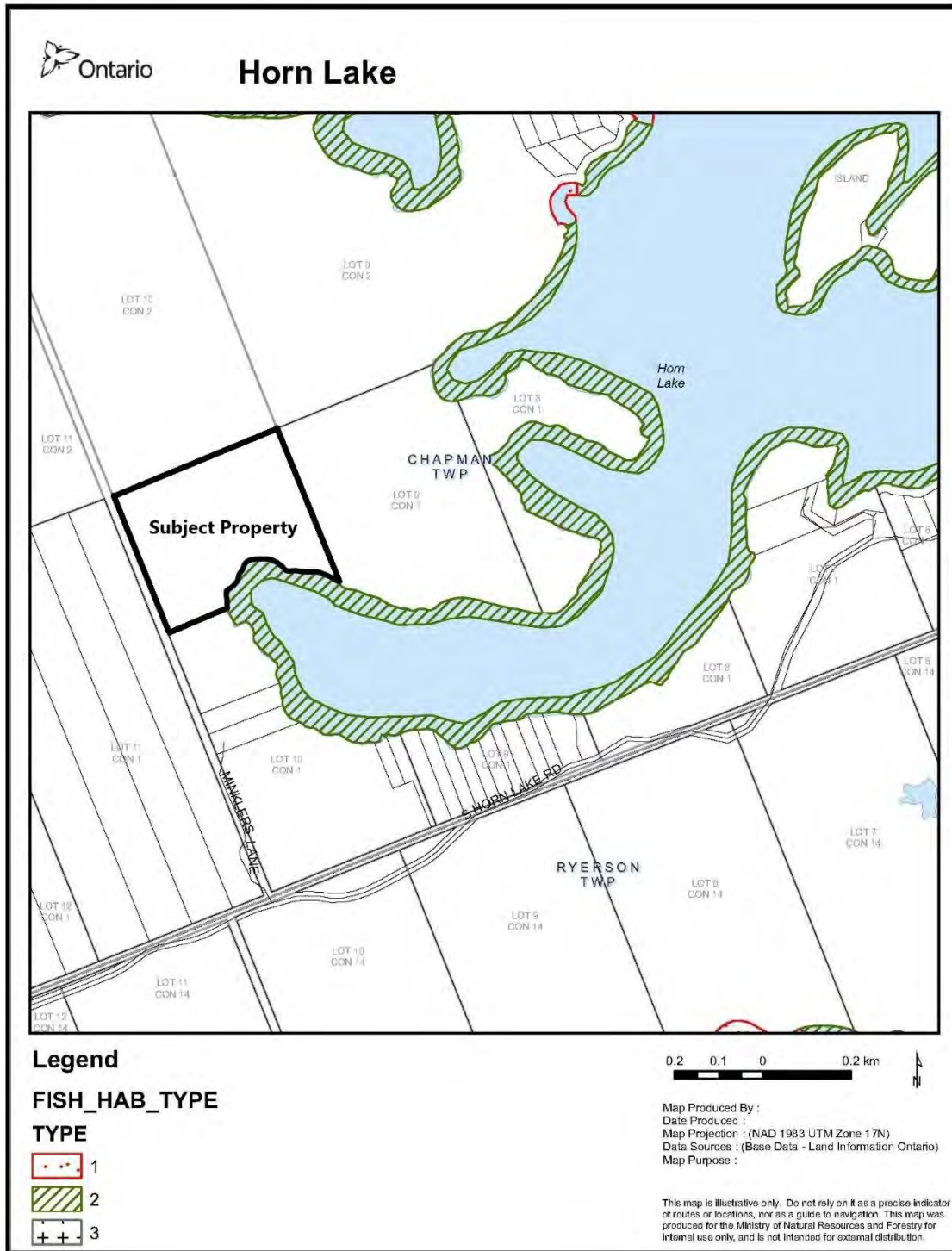
Type 3 Habitat

Habitats that are marginal or highly degraded, and currently do not contribute directly to fish productivity, based on fish community management objectives. Type 3 habitats can often be improved significantly, thereby providing a net gain of productive capacity.

Fish habitat classified in front of the subject property was entirely Type 2 (Figure 6).



Figure 6. MNR Fish Habitat Mapping



5.1.2 Fish Species List

MNRF has recorded 13 fish species in Horn Lake, including the following game fish species: Lake Trout, Smallmouth Bass (*Micropterus dolomieu*), Walleye (*Sander vitreus*), Yellow Perch (*Perca flavescens*), Rainbow Trout (*Oncorhynchus mykiss*), and Brook Trout (*Salvelinus fontinalis*; Table 8). The lake was stocked for Lake Trout and Brook Trout between 1945 and 2000 (MNR 2010).

Table 8. Fish species in Horn Lake.

Common Name	Scientific Name
Brown Bullhead	<i>Ameiurus nebulosus</i>
Burbot	<i>Lota lota</i>
Creek Chub	<i>Semotilus atromaculatus</i>
Lake Trout	<i>Salvelinus namycush</i>
Lake Whitefish	<i>Coregonus clupeaformis</i>
Rainbow Smelt	<i>Osmerus mordax</i>
Rainbow Trout	<i>Oncorhynchus mykiss</i>
Rock Bass	<i>Ambloplites rupestris</i>
Smallmouth Bass	<i>Micropterus dolomieu</i>
Brook Trout	<i>Salvelinus fontinalis</i>
Walleye	<i>Sander vitreus</i>
White Sucker	<i>Catostomus commersonii</i>
Yellow Perch	<i>Perca flavescens</i>

5.2 Existing Conditions

The nearshore environment fronting the subject property was relatively heterogeneous but can be best broken into three study areas with similar aquatic habitat features for descriptive purposes (Figure 7). Study Area A stretches from the western boundary of the subject property, approximately 110 m to the northeast before transitioning into Study Area B (Photograph 1). Riparian slopes were approximately 10% throughout Study Area A. In-water slopes were also relatively steep, ranging from 2:1 (2 m water depth 1 m offshore) to 3:1. Woody debris was abundant in the littoral environment, aquatic vegetation was sparse, and substrates were dominated by periphyton-covered large cobbles and boulders. Riparian vegetation includes mixed forest which overhung most of the nearshore environment, and the understory consisted of Sweet Gale (*Myrica gale*), Blue Flag Iris (*Iris versicolor*), Bracken Fern (*Pteridium aquilinum*), Sensitive Fern (*Onoclea sensibilis*), and Grass (*Poaceae spp.*).

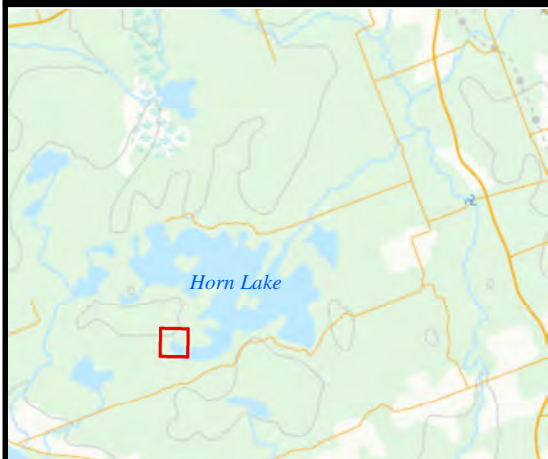
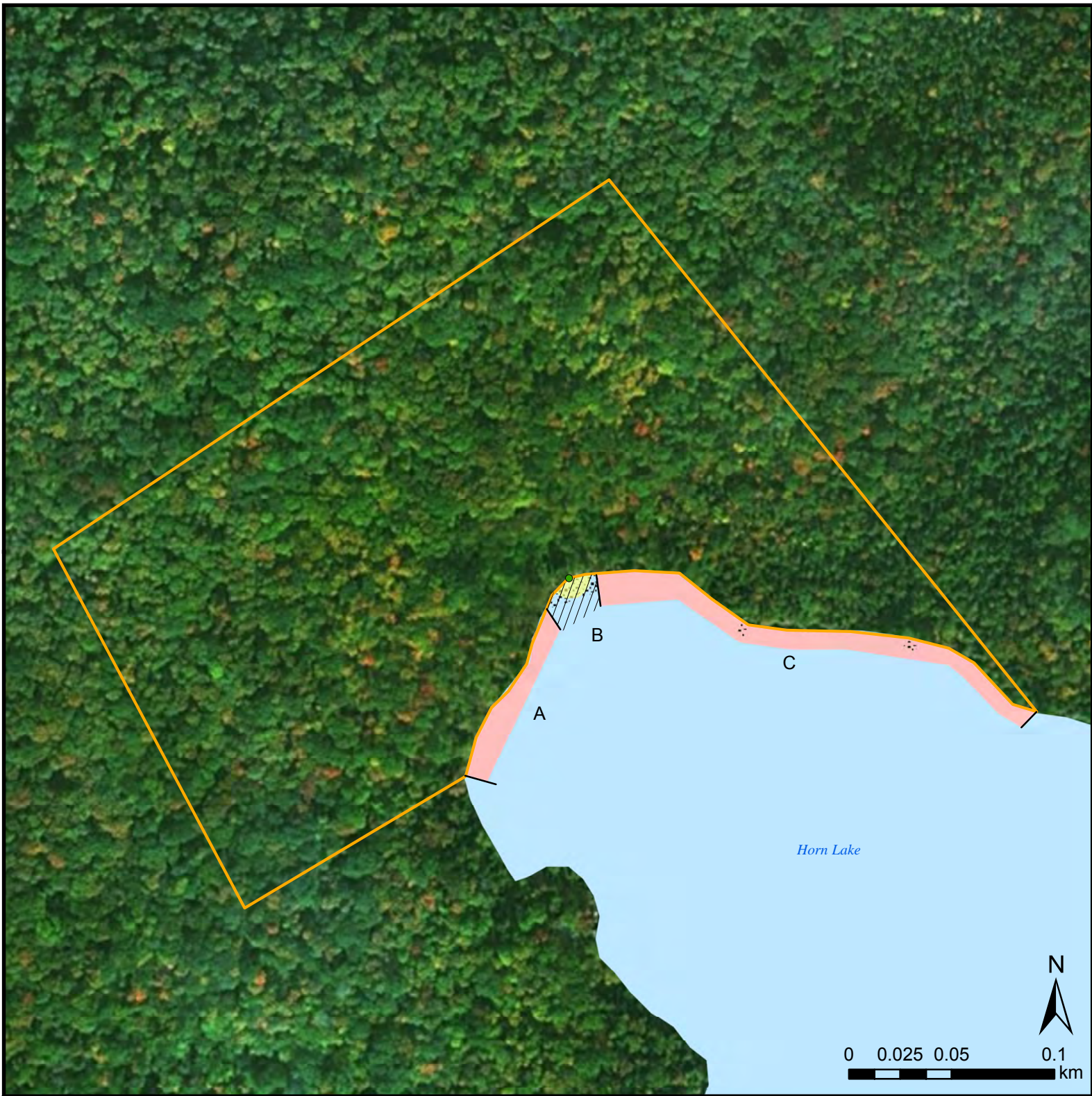
Study Area B was a more depository area with shallower 4:1 in-water slopes and a variety of substrates, including: organic debris, sand, periphyton-covered boulders and some gravel. Patches of the following aquatic vegetation species were noted in the area: Pipewort (*Eriocaulon aquaticum*), Broad Leaf Arrowhead



(*Sagittaria latifolia*), and Pondweed (*Potamogeton spp.*, Figure 6). Woody debris was also abundant in the study area. A small, seepage area was observed in the middle of the study area and cold-water temperatures indicated that it was of groundwater origin. The riparian environment in Study Area B contained similar vegetation as Study Area A and similar slopes, apart from a flatter transition from the shore.

Study Area C encompassed the eastern half of the subject property. The area contained steep in-water slopes (2:1), lots of woody debris, and sparse accumulations of Milfoil (*Myriophyllum spp.*) and Pipewort. Periphyton-covered large cobbles, boulders and exposed bedrock were dominant throughout the littoral environment. The riparian environment was similar to Study Area 1 in terms of vegetation and slope.





Legend

- Study Areas
- //// Mixed Substrates
- Groundwater Seepage
- Aquatic Vegetation
- Subject Property
- Cobbles/Boulders
- Lakes

Project Lead: Brent Parsons
 Prepared by: Kris Hadley
 Data Source: HESL, Ontario Land, ESRI
 Coordinate System: NAD 1983 UTM Zone 17N

Figure 7:
 Fish Habitat Features

Project: Lakeshore Capacity and Fish Habitat Impact Assessment for Horn Lake

Project #: J170058





Photographs 1 and 2. A view of the nearshore environment fronting the western portion of the subject property, highlighting Study Area A (above) and Study Area B (below).





Photographs 3 and 4. A view of the heterogeneous shoreline fronting the eastern portion of the subject property (above), and periphyton covered rocks (below), which were abundant throughout the littoral environment.



5.2.1 Assessment of Fish Habitat

The assessment of fish habitat was completed by comparing site-specific features to the requirements of resident fish species so that critical habitats such as nursery or spawning habitats could be defined. Study Area B contains mixed substrates and vegetation that could provide spawning opportunities for Rock Bass, Smallmouth Bass, Yellow Perch and Brook Trout. The area also provides nursery habitat for various species because of cover provided by aquatic vegetation and woody debris, and the presence of the groundwater seepage area which provides a continuous influx of oxygen and nutrients to the area.

Study Areas A and C provide potential spawning opportunities for Lake Whitefish but the areas are not suitable for Lake Trout spawning. Lake Trout typically seek out clean, wave-swept cobble substrates where ample dissolved oxygen allows their eggs to develop in the interstitial spaces between the cobble (Fitzsimons 1994). Ubiquitous periphyton on the angular cobble and boulders has the potential to impact dissolved oxygen concentrations through photosynthesis, respiration and decomposition, and the location of the subject property on the western side of Horn Lake within a secluded embayment, limits the wave action (as seen by the accumulation of woody debris).

Table 9. Resident Fish Species that could use the Study Areas for Spawning Purposes.

Species	Tolerance ¹	Spawning Habitat	Study Area
Lake Whitefish	Intolerant	Rocky shoals, boulders, rubble and cobble	A and C
Rock Bass	Intermediate	Rocky or vegetated shallows of lakes	B
Smallmouth Bass	Intermediate	Rocky and sandy areas or lakes	B
Yellow Perch	Intermediate	Rooted vegetation, sand or gravel	B
Brook Trout	Intolerant	Groundwater upwellings, rocky substrates	B

Note : ¹Tolerances from Eakins (2015).

The majority of the littoral environment represents Type 2 habitat as it does not limit the productivity of resident fish species and is not sensitive to impacts generally associated with the development of docks. The groundwater seepage area and adjacent accumulation of macrophytes and woody debris represents a unique combination of fish habitat features in the study area, is appropriately classified as Type 1 habitat, and should be avoided to protect nursery habitat and spawning habitat for select resident fish species.

5.3 Mitigation Measures

The incorporation of appropriate mitigation measures will minimize impacts to fish habitat to acceptable levels in accordance with policies in the Fisheries Act and the Municipality of Magnetawan Official Plan.



The majority of the following mitigation recommendations were gathered from the “Measures to Avoid Causing Harm to Fish and Fish Habitat” (Fisheries and Oceans Canada 2015) and should be implemented:

- Avoid construction of shoreline structures on or within 10m of the groundwater seepage area identified on Figure 6. A 10 m buffer is sufficient to protect the functionality of the seepage area from adjacent development of docks or boardwalks since 10 m is a suitable base buffer width for water quality, screening of human disturbance and core habitat protection (Beacon Environmental Ltd. 2012).
- Implement a timing window of March 15th to July 15th and October 15th to May 31st to protect spring and fall spawning species, that is dock construction should be completed outside of that timing window (July 16th to October 14th).
- Utilize a dock design that has a small footprint on the lakebed such as a floating, cantilever or a pole supported dock. If a larger footprint is used (i.e. cribs) then the cribs should be constructed in an open- faced manner and filled with large rocks to provide accessible crevices for fish and other small organisms. Cribs should be spaced (2 m) and located at least 2 m from the high-water mark to allow nearshore water to circulate.
- Develop and implement an Erosion and Sediment Control Plan for the site that minimizes risk of sedimentation of the waterbody during all phases of the project. For dock construction this includes:
 - Installation of effective erosion and sediment control measures before starting work to prevent sediment from entering the water body.
- Clearing of riparian vegetation should be kept to a minimum.
- Minimize the removal of natural woody debris, rocks, sand or other materials from the banks, the shoreline or the bed of the waterbody below the ordinary high water mark. If material is removed from the waterbody, set it aside and return it to the original location once construction activities are completed.
- Immediately stabilize shoreline or banks disturbed by any activity associated with the project to prevent erosion and/or sedimentation, preferably through re-vegetation with native species suitable for the site.
- Restore bed and banks of the waterbody to their original contour and gradient; if the original gradient cannot be restored due to instability, a stable gradient that does not obstruct fish passage should be restored.
- If replacement rock reinforcement/armouring is required to stabilize eroding or exposed areas, then ensure that appropriately-sized, clean rock is used; and that rock is installed at a similar slope to maintain a uniform bank/shoreline and natural stream/shoreline alignment.
- Remove all construction materials from site upon project completion.



- Ensure that all in-water activities, or associated in-water structures, do not interfere with fish passage, constrict the channel width, or reduce flows.

5.4 Discussion

The impact assessment was guided by the Fisheries Act and relevant Municipality of Magnetawan Official Plan policies, and completed based on the sensitivity of the fish habitat and implementation of various mitigation measures. In terms of the Fisheries Act, if a dock is constructed with a footprint of less than 20m² on the lake bed, no review is required by Fisheries and Oceans Canada, but if a footprint is larger than 20m² it is necessary to complete a self-assessment using information that is provided in this report.

Incorporation of the mitigation measures listed in Section 5.3 will provide assurance that fish habitat will be protected during the construction of docks on the subject property and the project will be in compliance with the Fisheries Act due to the self-assessment process described here-in.

The FHIA also addresses all requirements of an Environmental Impact Assessment as defined by the Municipality of Magnetawan Official Plan by ensuring that new developments shall have no negative impact on fish habitat (Policy 4.4).

6. Conclusions

6.1 Lakeshore Capacity Assessment

Horn Lake is not over capacity in terms of total phosphorus, recreational capacity or average MVWHDO concentrations. Modelled TP results indicate that the model does not properly represent existing conditions and capacity remains for additional development in relation to the interim PWQO guidelines of 10 µg/L or to Background + 50% if a 72% sewage-related TP retention coefficient is applied to existing development. Additionally, McIntyre (2006) noted that Lake Trout abundance slightly improved between 1998 and 2005, TP declined between 2003 and 2016, and there have been no algal blooms reported to the North Bay Parry Sound District Health Unit (Environmental Health Program, personal communication, January 4, 2017), so water quality and Lake Trout habitat appear healthy in Horn Lake.

The proposed development of the 4 lots is modelled to increase TP by <0.01 µg/L and decrease MVWHDO by <0.01 mg/L with implementation of Waterloo Biofilter Systems with EC-P units, both of which remain well below regulatory guidelines and are immeasurable through standard laboratory or field procedures. Mitigation measures listed in 4.6 further ensure that impacts to water quality will be minimized to acceptable levels in accordance with relevant municipal and provincial policy.

6.2 Fish Habitat Impact Assessment

Most of the fish habitat fronting the subject property is not critical or sensitive to development of docks. We identified a groundwater seepage area that drains into a nursery habitat and potential spawning habitat for some residential species, so this area was afforded a 10 m buffer and development should take place outside of this area. A number of mitigation measures were also recommended in Section 5.3 that will



protect fish habitat and ensure that the development follows municipal and federal regulations related to fish habitat.

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Appendix A. Lakeshore Capacity Model



Lakeshore Capacity Model

Horn Lake

Anthropogenic Supply			Sedimentation		
Shoreline Development Type	Number	Usage (capita years/yr)	Is the lake anoxic?	n	
Permanent	32	2.56	Settling velocity (v)	12.4	m/yr
Extended Seasonal		1.27	In lake retention (Rp)	0.82	
Seasonal	138	0.69			
Resort	7	1.18			
Trailer Parks	29	0.69			
Youth Camps	0	0.125			
Campgrounds/Tent trailers/RV parks	0	0.37			
Vacant Lots of Record	16	1.27			
		206			
Retention by soil (Rs) (0-1)	0.72				
		kg/capita/yr			
Catchment			Monitoring Data		
		Upstream Lakes	Years of spring TP data	17	
Lake Area (Ao)	471.8	ha	Average Measured TPso	4.62	µg/L
Catchment Area (Ad)	1922.3	ha	Measured vs. Predicted TPso	-7.4	%
Wetland	5.8	%	Is the model applicable?	y	
Cleared	0.0	%	Over or under predicted?	under	
Hydrological Flow			Modeling Results		
Mean annual runoff	0.527	m/yr	TPlake	3.68	µg/L
Lake outflow discharge (Q)	12616907	m3/yr	TPout	3.52	µg/L
Areal water loading rate (qs)	2.67	m/yr	TPso	4.28	µg/L
Inflow 1		m3/yr	TPfuture	3.68	µg/L
Inflow 2		m3/yr			
Inflow 3		m3/yr			
Natural Loading			Phosphorus Thresholds		
Atmospheric Load	78.79	250.46	TPbk	3.00	µg/L
Runoff Load	125.47	kg/yr	TPbk+40	4.21	µg/L
			TPbk+50	4.51	µg/L
			TPbk+60	4.81	µg/L
			*if TPbk+40% < TPlake < TPbk+60% cell is orange		
			*if TPlake > TPbk+60% cell is red		
Upstream Loading			No. of allowable residences to reach capacity:		
Background Upstream Load 1		kg/yr	# Permanent OR	32	
Background Upstream Load 2		kg/yr	# Extended seasonal OR	64	
Background Upstream Load 3		kg/yr	# Seasonal cottages OR	116	
Current Total Upstream Load 1		kg/yr			
Current Total Upstream Load 2		kg/yr			
Current Total Upstream Load 3		kg/yr			
Future Upstream Load 1		kg/yr			
Future Upstream Load 2		kg/yr			
Future Upstream Load 3		kg/yr			
		142.3			
		0.696524719			
Anthropogenic Loading			Loads		
Current Anthropogenic Load	46.20	kg/yr	Natural Load w/no developme	204.26	kg/yr
Future Anthropogenic Load	46.20	kg/yr	Background + 50% Load	306.39	kg/yr
			Current Load	250.46	kg/yr
			Future Load	250.46	kg/yr
Areal Load Rate			Outflow Loads		
Current Total Areal Loading Rate (L _T)	53.09	mg/m2/yr	Background Outflow Load	36.24	kg/yr
Future Total Areal Loading Rate (L _F)	53.09	mg/m2/yr	Current Outflow Load	44.43	kg/yr
			Future Outflow Load	44.43	kg/yr

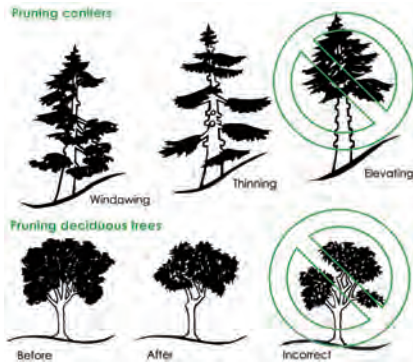
Appendix B. Protect Your Waterfront Investment, Muskoka Watershed Council, Best Practices Series



Your shoreline insurance policy

Before you cut down trees or remove understory vegetation, think about how it will affect your investment.

- 1) **PLAN FOR NATURAL SUCCESSION** - young plants tend to be more resilient and will grow into your future trees so leave a healthy mix of young and old trees.
- 2) **PLAN YOUR VIEWS** - with proper pruning, you can obtain good views of the water while maintaining your shoreline buffer and your privacy. Improper pruning can weaken trees. If you are in any doubt, hire a tree specialist to prune and protect your investment.



- 3) **PROTECT YOUR SOIL** - native grasses and groundcover can be established in less shaded or more active areas to further enhance your buffer zone, reduce runoff and immobilize pollutants.
- 4) **INVEST IN YOUR PROPERTY** - manures, compost and fertilizers, should only be applied carefully or by qualified individuals and used only as a last resort to maintain optimum plant health.

Without a buffer zone, nutrients and toxic chemicals can be carried into your lake and contribute to water quality issues such as algae blooms. This decrease in water quality can reduce the value of your property by as much as 8.5%!

Where to find more information

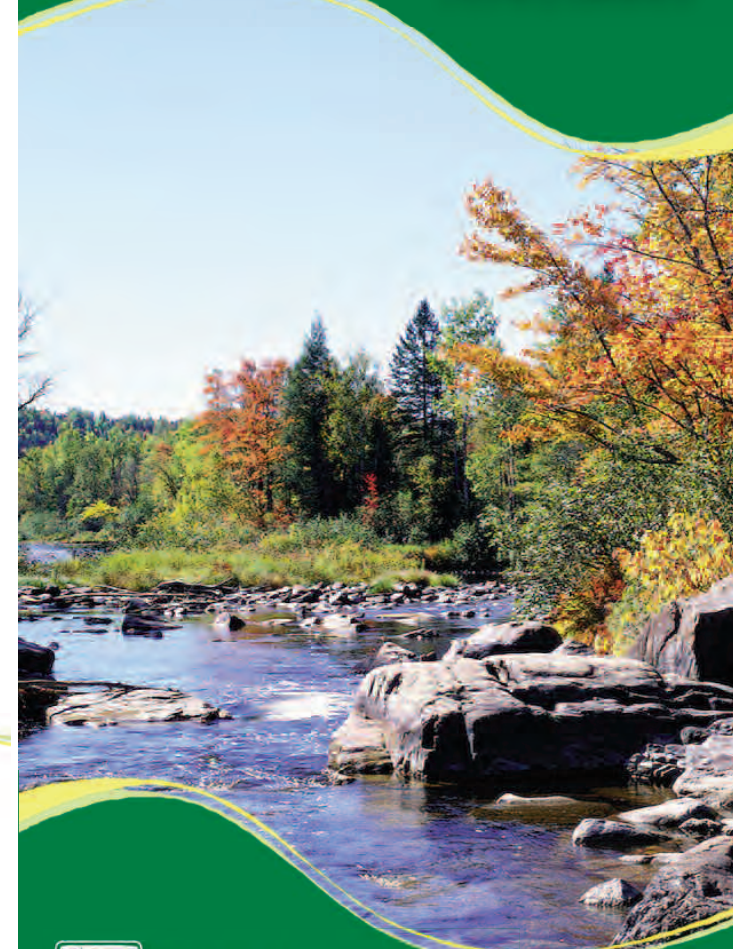
- ♦ Muskoka Watershed Council
www.muskokaheritage.org/mwc
- ♦ District Municipality of Muskoka
www.muskoka.on.ca
- ♦ Parry Sound-Muskoka Stewardship Network
www.ontariostewardship.org/councils/parrysound-muskoka
- ♦ Muskoka Water Web
www.muskokawaterweb.ca
- ♦ Ontario Professional Forester's Association
www.opfa.ca
- ♦ Ontario Ministry of Agriculture and Food
www.omafra.gov.on.ca
- ♦ Ontario Ministry of Environment
www.ene.gov.on.ca/environment
- ♦ Ontario Ministry of Natural Resources
www.mnr.gov.on.ca
- ♦ *On the Living Edge*: Your Handbook for Waterfront Living published by the Living By Water Project. Available from the Muskoka Heritage Foundation at (705) 645-7393.

Muskoka Watershed Council
11-B Taylor Road, Box 482
Bracebridge, ON P1L 1T8

Phone: (705) 645-7393 Fax: (705) 645-7888
Email: watershed@muskokaheritage.org

Brought to you by:

Protect your Waterfront Investment



Muskoka
WATERSHED COUNCIL

Best Practices Series

Help your investment grow!

Reduced water clarity can result in an 8.5% decrease in your property value!

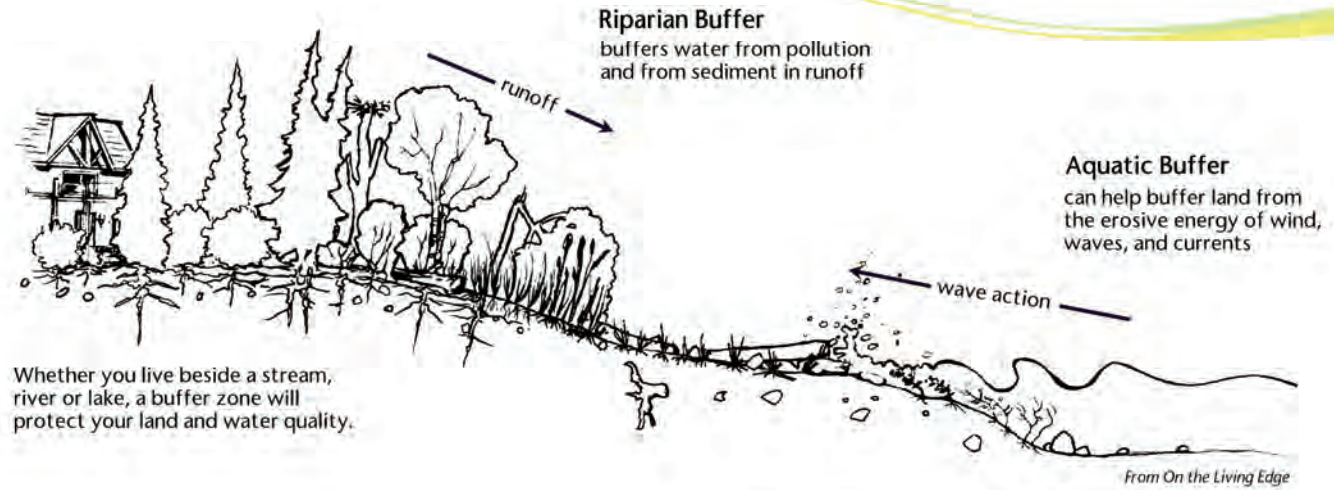
Studies demonstrate that property values decrease as water quality declines. The single most important thing you can do to protect the value of your waterfront investment is to maintain the water quality in your lake.

The natural vegetation on your property, especially that located along your shoreline, is an excellent and low cost way to maintain the quality of your water and protect your land from erosion. Think of the natural vegetation on your property as a free shoreline insurance policy.

Protect your investment

- ◆ Maintain or re-establish a shoreline buffer using species native to Muskoka.
- ◆ Get to know your property. Look at the vegetation on your property and make note of what species are present and in what numbers.
- ◆ Inspect the shoreline buffer area in all four seasons and take notes to compare one season to the next. Certified foresters, horticulturalists, and/or arborists can help you in this process.
- ◆ Use this information to gauge the health of your shoreline and plan accordingly.
- ◆ Have many different native plant species on your property with varied ages. By doing so, you can account for any unforeseen disturbances, such as wind or ice storms, and/or environmental changes that may occur in the future.

Your buffer zone



Your buffer zone is an area of natural vegetation, including fallen trees, branches and washed up logs, and natural rocks or pebbles, that runs along the length of your shoreline. It includes the areas upland of the high water mark (your riparian buffer) as well as the area below the high water mark, right down into the water (your aquatic buffer).

Ideally, a buffer zone contains vegetation that would normally grow in Muskoka. These native species might include trees, shrubs, wildflowers, grasses and native aquatic plants.

When a shoreline is cleared, the buffer area has the potential to become an erosion zone. Alterations to shorelines can also result in:

- ◆ silted up spawning beds
- ◆ pollution from runoff
- ◆ increased flooding

Your buffer zone is in a constant state of change.

Dead, dying, diseased, and dangerous material can be removed in order to improve the health, safety and aesthetics of your property.

Common shoreline species in Muskoka:
TREES: White cedar, White pine, Hemlock
SHRUBS: Red-osier dogwood, Meadowsweet
WILDFLOWERS: Cardinal flower, Blue flag iris
AQUATIC PLANTS: Pickerelweed, Coontail

Whether you are planning a major construction project or just maintaining what you have, it is important to:

- ◆ **MINIMIZE** the types and amount of traffic your buffer area receives. Simple foot traffic can drive oxygen out of the soil and allow for water runoff.
- ◆ **MAINTAIN** natural forest floor coverings and keep natural areas as large as possible.
- ◆ **INCORPORATE** a woodchip-style mulch approximately 2-4" thick in high traffic areas to condense traffic flow and minimize damage.
- ◆ **LEAVE** some dead or dying material on your property, if it isn't a hazard, to enhance wildlife habitat.
- ◆ **CHECK** with local authorities before removing vegetation from your property so you don't contravene any laws.

Attachment **2**

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN
BY-LAW NO. [REDACTED]

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located on Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of South Horn Lake Road in the Municipality of Magnetawan, in the District of Parry Sound.

WHEREAS the Council of the Corporation of the Municipality of Magnetawan is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

AND WHEREAS the owner of the subject lands has filed an application with the Municipality of Magnetawan to amend By-law 2001-26, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Magnetawan deems it advisable to amend By-law No. 2001-26, as amended, to rezone the subject property from the Rural (RU) Zone to the Shoreline Residential Exception Thirty Two (RS-32) Zone;

NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of South Horn Lake Road, in the Municipality of Magnetawan, from the Rural (RU) Zone to the Shoreline Residential Exception Thirty Two (RS-32) Zone as shown on Schedule 'A-1' attached forming part of this By-law.
2. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new Section after 4.2.1.16.

4.2.4.17 Shoreline Residential Exception Thirty Two (RS-32) Zone

(Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of South Horn Lake Road)

Notwithstanding the provisions of this By-law to the contrary, within the Shoreline Residential Exception Thirty Two (RS-32) Zone the following shall apply:

- a) *Notwithstanding Section 3.8 (Frontage on Improved Public Road, Private Road or Navigable Waterway) in the Zoning By-law, a permitted use and permitted accessory buildings and structures shall be permitted with access via a private road;*

- b) *The minimum setback requirement for a septic system shall be 30 metres from a watercourse or waterbody;*
- c) *A minimum 20 metre natural shoreline vegetation buffer shall be provided along all watercourses and waterbodies. Natural vegetation shall be maintained in the shoreline buffer area. Tree and vegetation removal shall only be permitted for hazardous trees and for an area 10 metres in width in order to access the shoreline;*
- d) *Permitted docks shall be a floating dock, pole dock, or cantilevered dock. Crib docks are not permitted.*
- e) *A minimum 10 metre setback from the groundwater seepage area identified on Schedule "A-1" attached to this By-law shall be maintained for all buildings and structures, inclusive of docks.*

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the _____ day of December, 2018.

READ A THIRD TIME and finally passed this _____ day of December, 2018.

Sam Dunnett, Mayor

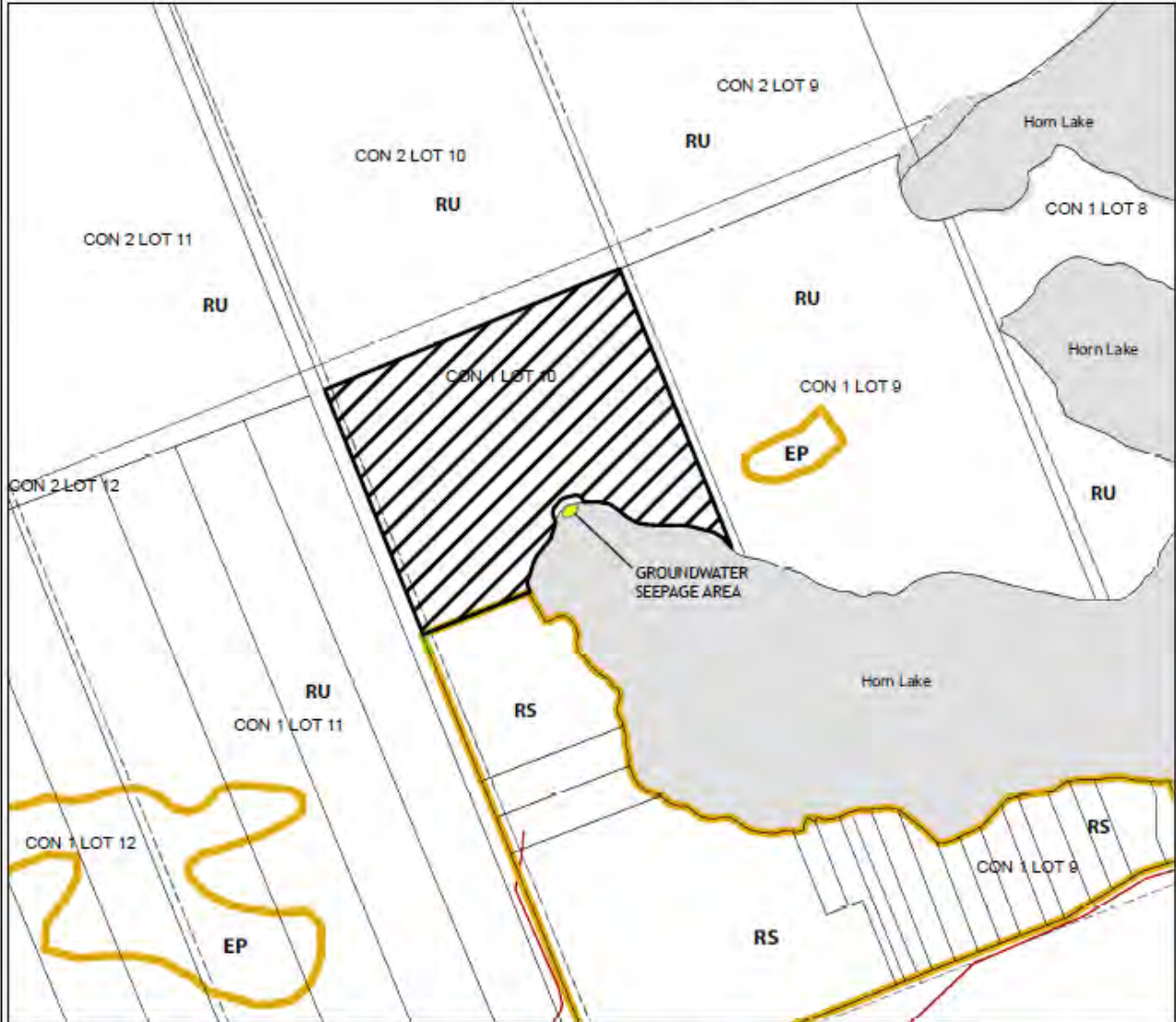
Andrew Farnsworth, Clerk-Administrator

Schedule 'A-1'

Concession 1, Lot 10

GEOGRAPHIC TOWNSHIP OF CHAPMAN

Municipality of Magnetawan



Lands to be rezoned from the Rural (RU) Zone to the Shoreline Residential Exception Thirty-Two (RS-32) Zone

This is Schedule 'A-1' to Zoning By-law ____-2018
Passed this ____ day of _____, 2018

Mayor

Clerk-Administrator

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN
BY-LAW NO. [REDACTED]

Being a By-law to amend By-law No. 2001-26, as amended, the Zoning By-law for the Corporation of the Municipality of Magnetawan with respect to lands located on Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of South Horn Lake Road in the Municipality of Magnetawan, in the District of Parry Sound.

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NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. Schedule 'A-1', to Zoning By-law No. 2001-26 as amended, is further amended by zoning lands legally described Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of South Horn Lake Road, in the Municipality of Magnetawan, from the Rural (RU) Zone to the Shoreline Residential Exception Thirty Two (RS-32) Zone as shown on Schedule 'A-1' attached forming part of this By-law.
2. Section 4.2 of By-law 2001-26 is hereby amended by adding the following new Section after 4.2.1.16.

4.2.4.17 Shoreline Residential Exception Thirty Two (RS-32) Zone

(Con. 1, Lot 10, (Chapman), PIN 52079-0149LT; Minkler's Lane off of South Horn Lake Road)

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- a) *Notwithstanding Section 3.8 (Frontage on Improved Public Road, Private Road or Navigable Waterway) in the Zoning By-law, a permitted use and permitted accessory buildings and structures shall be permitted with access via a private road;*

- b) *The minimum setback requirement for a septic system shall be 30 metres from a watercourse or waterbody;*
- c) *A minimum 20 metre natural shoreline vegetation buffer shall be provided along all watercourses and waterbodies. Natural vegetation shall be maintained in the shoreline buffer area. Tree and vegetation removal shall only be permitted for hazardous trees and for an area 10 metres in width in order to access the shoreline;*
- d) *Permitted docks shall be a floating dock, pole dock, or cantilevered dock. Crib docks are not permitted.*
- e) *A minimum 10 metre setback from the groundwater seepage area identified on Schedule "A-1" attached to this By-law shall be maintained for all buildings and structures, inclusive of docks.*

This By-law take effect on the date of its passage, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the _____ day of January, 2019.

READ A THIRD TIME and finally passed this _____ day of January, 2019.

Sam Dunnett, Mayor

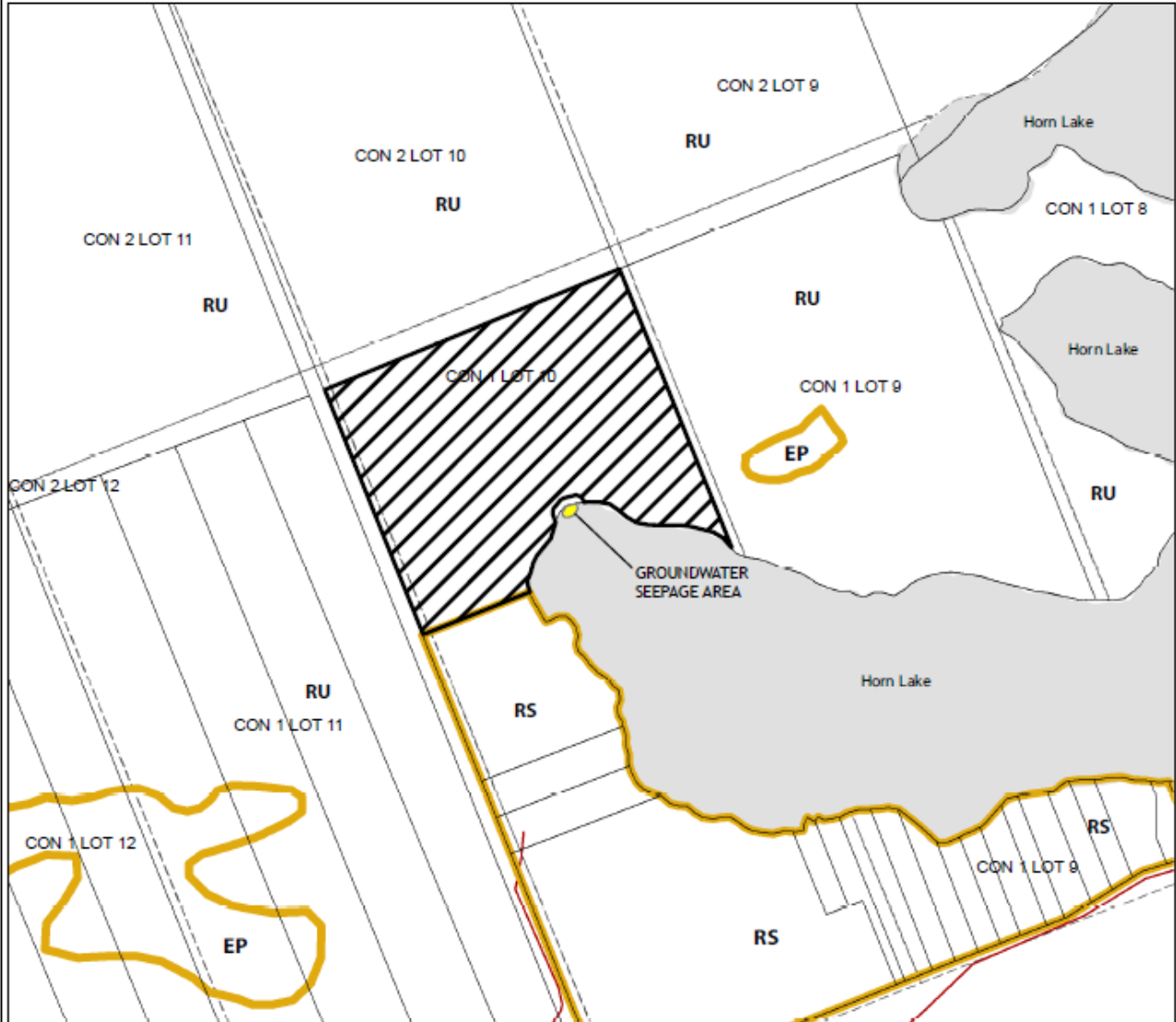
Andrew Farnsworth, Clerk-Administrator

Schedule 'A-1'

Concession 1, Lot 10

GEOGRAPHIC TOWNSHIP OF CHAPMAN

Municipality of Magnetawan



Lands to be rezoned from the Rural (RU) Zone to the Shoreline Residential Exception Thirty-Two (RS-32) Zone

This is Schedule 'A-1' to Zoning By-law ____-2018
Passed this ____ day of _____, 2018

Mayor

Clerk-Administrator

MEMORANDUM

DATE: 02 January, 2019

TO: Mayor & Council, Municipality of Magnetawan

CC: Clerk-Administrator

FROM: Bruce Hill, Public Works Advisor

SUBJECT: Capital Works Budgetary Requirements-2019

This memorandum report is to advise Council of the planned capital expenditures proposed by the PWA (formerly PWS) for 2019. These numbers are primarily working estimates and are taken from the Five Year Plan for Roads, the Five Year Plan for Bridges and Culverts and the 2019 Gravel Program plan. Copies of all three plan tables are attached herewith. The PWS has included the gravel quantities even though this is generally not capitalized, so that Council can see the cost and consider approval of tendering before budget approval (tender in March) as this release time has led to more competition and lower gravel prices.

Bridges & Culverts

The priority identified by our engineers (GHD) is Culvert #6, a 4.5m (15ft) span, on Nipissing Road South at a point 16.6km south of Midlothian Rd. historically called Dufferin Bridge. The existing culvert is a galvanized multi-plate CSP arch, constructed about 1970, and shows deformation in both the invert and in the obvert, as well as cracking at the bolts, over a length of 7.2m under the shoulder and roadway.

GHD's estimated cost of replacement is about **\$625,000.00**. The PWS believes that this estimate is based on a concrete box culvert as a replacement. It is quite possible that significant capital savings may be realized using other design choices CSP arch or pipe with 'Trench Coat' preservative coating. Such savings could then be applied to other bridge issues.

Culvert #1 is in very poor condition but still functional due to very limited vehicular traffic and hence, light loading. GHD have costed it's replacement at **\$510,000**. Note that this amount is greater than the estimate for the replacement of Bridge #18. The PWA assumes that this is to allow for such unforeseen engineering problems such as water flow control, coffer dams, etc. The PWA is confident that the Roads Department crew could do this work for \$125,000+/- which allows for the rental of a 13 or 14 ton excavator, coffer dam materials and a large diameter CSP pipe, in

which case the work could be done this year. If this option is not taken, then Culvert #1 is scheduled for replacement in 2020.

Roads

The lengths of road scheduled for resurfacing in 2019 amounts to a total of 4.7 km. Two segments will be pulverized, gravelled and tar and chipped, accounting for 3.0 km. These are West Poverty Bay Road from Highway 124 to Pinetree Road, and Nipissing Road North from Highway 124 to Cemetery Road.

East Poverty Bay Road and Pearceley Road from Highway 124 to Grindstone Road will be pulverized, gravelled and graded back to gravel road segments. The existing surfaces are old (35 years) tar and chip, very worn out and pot-holed, and it is not worth replacing unless the whole road was to be surface treated which is not likely to happen in the foreseeable future.

The total estimated cost of these segments combined is **\$257,850**.

Roads Gravel Program

The PWD continues to select various specific segments of the Municipality's gravel surfaced roads for maintenance and improvement annually. This years' program requires 9,547MT of 7/8" quarried granular A and a further 3,240MT of pit run or B gravel for an estimated cost of \$175,000.

Council is respectfully directed to the attached table to see where this material will be used. All of the B gravel and 10% of the A gravel is earmarked for an improvement to Nipissing Road North from Rocky Road to a point 1km north. This segment is fraught with a poor road bed and rock obstacles to the snow ploughs. It is believed that these issues can be dealt with cost effectively by raising the road grade by about 0.3m (1 foot) using 0.2m of pit run and 0.1m of Granular A. Grading and ditching to be carried out by municipal forces. Again, gravel is regarded as an Operational cost, not Capital but is mentioned here as information for Council.

Total Capital Cost for 2019

\$1,007,850 (includes \$125,000 for PWD work on #1 Culvert).

Respectfully submitted: M. Bruce Hill, B.Sc.(Eng.),C.E.T.,CRS,CMMII
Public Works Advisor
02 January, 2019

<u>ROADS - 5 Year PLAN 2018 - 2022 incl.</u>										
Road Name	Condition	Length (km)	Work needed	Year	Estimated Cost		Section #	Portion	Notes	
Magnet Rd N	4	1.4	Pulv, grav & dbl	2018	119,000		1140	All	P,G & D includes culvert	
Magnet Rd S	4	0.5	Pulv, grav & dbl	2018	45,550	GT	1145	All	replacements & 75mm	
Pinetree Rd	4	0.5	Pulv, grav & dbl	2018	41,800	GT	1530	All	of gravel	
Chikopi Rd	4	1.8	Pulv, grav & dbl	2018	141,800		540	All	GT - gas tax	
Daley St	4	0.3	Pulv, grav & dbl	2018	19,000		610	All		
W. Poverty Bay Rd	4.5	0.8	Pulv, grav & dbl	2018	53,500		1935	Partial	Pulverize, gravel & double lift	
Bridge Rd	6	0.2	Grav & dbl	2018	5,935	GT	380	All	50mm gravel	
		5.5		2018 total	426,585					
W. Poverty Bay Rd	5.5	2.6	Pulv, grav & dbl	2019	187,600		1930	partial		
E. Poverty Bay Rd	5	0.9	Pulv & Grav	2019	19,800		670			
Nipissing Rd N	na	0.4	Grav & Dbl	2019	30,600		1310			
Pearceley Rd	4	0.8	Pulv & Grav	2019	19,850		1490			
		4.7		2019 total	257,850					
John St (AH)		0.1	Pulv, grav & dbl	2020	5,667.00		1030			
Queen St (AH)		0.3	Pulv, grav & dbl	2020	17,000.00		1580			
Kristina Ct (AH)		0.2	Pulv, grav & dbl	2020	11,335.00		1080			
Albert St E		0.2	Prep & dbl	2020	7,740.00		180			
Albert St W		0.5	Prep & dbl	2020	18,600.00		185			
		1.3		2020 total	60,342					
Victoria St E	na	0.1	Prep & dbl	2019	3,600		1890	all		
Victoria St W	na	0.7	Prep & dbl	2019	25,200		1895	all		
Jackson Rd		1.5	Pulv, grav & dbl	2021	85,000.00		1020			
Nelson Lake Rd		1.3	Sngl Pres Layer	2021	28,200.00		1250			
		2.8		2021 total	113,200.00					
Burrows St		0.2	Prep & dbl	2022	7,440		400		not condition based.	
Johnston Rd	5.5	0.8	Pulv, grav & dbl	2021	46,000		1050		not condition based.	
Miller St	na	0.2	Prep & dbl	2019	7,500		1190	all	Prep & dbl is new hard surface	
		1.2		2022 total	60,940					

BRIDGES & CULVERTS - 5 Year PLAN 2018 - 2022 incl.						
Bridge # or Culvert #	Location	Work needed	Year	Estimated Cost (\$)	Notes	
Bridge No. 18	Miller Rd 4.1km N. of Hwy 124	Load Capacity Evaluation	2018	10,000	Recommended by OSIM inspection engineers to verify load limits. Funds in Bridge and culvert budget now.	
Culvert No. 6	Nipissing Rd S 16.6km S of Midlothian Rd	Full replacement	2019	625,000	Deteriorated, 2-3 years remaining service life. Cannot be done in-house.	
Culvert No.1	Nelson Lake Rd 8.4km W of Nipissing Rd. S.	Full replacement	2020	510,000	Deteriorated, 2-3 years remaining service life. Could be done in-house for 100k to 125k	
Culvert No. 11	W Poverty Bay Rd 3.3km N of Hwy 124	Full replacement	2020	850,000	Deteriorated, 3-5 years remaining service life. Cannot be done in house.	
Bridge No. 8	Orange Valley Rd 3.29km W of Nipissing Rd S.	Full replacement	2021	500,000	Replacement was not recommended by engineers, but proposed rehabilitation is \$279,000, and does not give the 75 year service life of new Bailey type according to D.M.Wills report.	
Bridge No. 18	Miller Rd 4.1km N. of Hwy 124	Full Replacement	2021	500,000	Existing bridge can be rehabilitated at a cost of \$250,000 but only extends life of asset by 15 years.	
Culvert No.14	Ahmic Lake Rd 3.3km W of Nipissing Rd S.	Rehabilitation per engineers' recomm.	2022	115,000	Most of the cost for Culverts 14 & 19 is for guide-rail as shown in Table 7. Much of this work can be done in house for less cost than engineers' estimate.	
Culvert No. 19	Pearceley Rd 2.5km N of Hwy 124		2022	85,000		
Note: Costs based on engineers' estimates.		5yr Total		3,195,000		

Technical Brief to Council

DATE: 03 January, 2019

TO: Mayor & Council, Municipality of Magnetawan

CC: Clerk-Administrator

FROM: Bruce Hill, Public Works Advisor

SUBJECT: Halls' Road East Intersection with Pearceley Road

In early December, 2018 the PWS (now PWA) was asked by Council to assess the geometry, condition and signage of the above noted intersection and area. On 03 December, 2018 at 0655h, the PWS fully assessed the intersection to the aforementioned criteria.

At that time, the area had received 65mm to 70mm of new snow during the night and the roads crew fully rolled out at 0300h. Therefore, the Hall's Road East hill was freshly sanded at what appeared to be 300 setting both ways. Traction on the hill was not a problem in two (rear) wheel drive from a dead stop.

The horizontal geometry of this intersection is a simple ninety degree type, with STOP signs on Hall's Road East and West. Visibility while approaching the intersection from the north (ie. southbound) on Pearceley Road may seem moderately obscured to the inobservant driver, but it is signed HIDDEN INTERSECTION on a standard yellow diamond (90cm x 90cm) at a point 60m north of the intersection on the west shoulder. The PWS recommends that this sign size be changed to 120cm x 120cm, which increases visibility. There is no signage for northbound traffic. Generally, there is a 5% to 6% grade on Pearceley Road, rising to the north, at this location.

Vertical geometry here is another matter, and has been the subject of several complaints over the past two or three years. Hall's Road commences on a grade of approx. 7% or 8% at a point 65m west of the intersection with Pearceley Road. Hall's Road continues to climb steeper after the intersection, approaching a grade of approx. 17%. There is no signage in either direction on Hall's Road that announces a steep grade. When stopped at the intersection in any direction, but specifically at the STOP signs on Hall's Road, visibility is good and there are no obstructions. However, if a vehicle travelled uncontrollably down the steep grade on Hall's Road

Hall's Road East

East, and went through the STOP sign, there would be very little warning for through traffic on Pearceley Road, especially southbound.

It is the opinion of the PWA that the road conditions and signage certainly meet the requirements of the specific road classification, however, there are perhaps three small visual enhancements that the Municipality may initiate:

- **Increase the HIDDEN INTERSECTION sign size to 120cm x 120cm**
- **Post the hill as STEEP GRADE DRIVE WITH CARE, or similar, both ways.**
- **Post the speed limit at 60km/h on Pearceley Road and at 30km/h (yellow warning) on Hall's Road East westbound at the top of the hill with the STEEP GRADE warning.**

Other than this, the only real improvement to this intersection would be a total re-design and re-construction that would reduce the gradient on Hall's Road East. However, that is beyond this discussion, and is both unnecessary and overly costly at this point in time, considering the road classification.

Submitted by:

M. Bruce Hill, B.Sc.(Eng.), C.E.T., CRS, CMMII

Public Works Superintendent

3 January, 2019

Hall's Road East

TO: Mayor and Council

FROM: Brian Horsman CBO

RE: Position of Deputy Chief Building Official for 2019

DATE: January 2, 2019

Background: Further to our succession planning strategy when we hired Matthew Clouthier, we have gradually provided the training and experience necessary to move him forward to the next level.

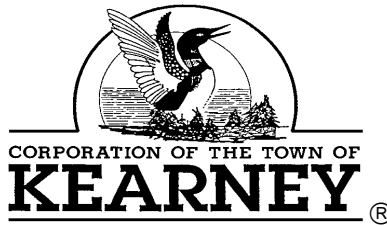
As reported in the February 7, 2018 Report to Council, Matthew has quickly moved through the goals and objectives set out for him to reach the next level of responsibility. Council of the day accepted the report which included my recommendation that the position of Deputy Chief Building Official (DCBO) be initiated and included in the 2018 budget process. The 2018 budget as approved by Council reflected the DCBO position and remuneration.

Consideration: Due to health issues I was unable to complete the transition for Matthew Clouthier from Building Inspector to Deputy Chief Building Official. Matthew has been the Acting CBO during my absence and has reinforced my support for his capabilities and his dedication to provide a high level of customer service to both communities of Magnetawan and Kearney.

Further Consideration: I have prepared the same report for the Council of Kearney.

RECOMMENDATION: 1) That Council authorize the preparation of a Bylaw to appoint Matthew Clouthier as the Deputy Chief Building Official effective January 1, 2019.

2) That Council accept the report from the CBO



Email: info@townofkearney.com
Website: www.townofkearney.com
Phone: 705 636 7752
Fax: 705 636 0527

P.O. Box 38
8 Main Street
Kearney, Ontario
POA 1M0

Position Title: Deputy Chief Building Official
Department: Building Services Department
Reports To: Chief Building Official
Job Grade:

Position Summary

- Ensure compliance with the Building Code Act , the Ontario Building Code and other applicable law through plans review and issuance of building permits including subsequent inspection service of all buildings within the scope of Part 9 Division B of the Ontario Building Code. All work shall be consistent with established policies, practices and procedures as directed by the Chief Building Official.
- In addition to administrative requirements the Deputy Chief Building Official shall carry out all duties and responsibilities of a statutory building inspector as required by the Building Code Act.
- In the absence of the Chief Building Official (CBO) the Deputy Chief Building Official shall represent the CBO.

Key Duties and Responsibilities

- Assist in leading, managing and overseeing the supervision of the Building Services Department staff involved in the application of the Ontario Building Code including providing input on performance reviews and making recommendations related to training and development.
- Ensure compliance with the Building Code Act, Ontario Building Code and other applicable law through plans review and inspection services of all Part 9 buildings (as defined by the Ontario Building Code) as well as thorough work of others, all consistent with established policies, practices and procedures as directed by the CBO.
- Personally comply with and assume appropriate supervisory responsibility for compliance with all health and safety practices in the work group in accordance with standard operating guidelines and the Occupational Health and Safety Act and related regulators.
-

Key Duties and Responsibilities Continued

- Assist in developing departmental policies and procedures, and service levels and standards for consideration by the Chief Building Official.
- Liaise with other departments and agencies to minimize processing time of building permit applications.
- Make recommendations with respect to the issuance of Orders and legal proceedings pursuant to the Building Code Act.
- Prepare documentation for legal proceedings and provide evidence in court.
- Provide verbal and written advice and/or information to the Building Permit process, Building Code Act, the Ontario Building Code, Zoning Bylaw and other applicable law and agreements.
- Respond to written inquiries from solicitors with regard to occupancy, outstanding Orders, zoning by-law compliance and compliance with other applicable laws and agreements.
- Liaise with ratepayers and the public in an effective and courteous manner regarding the Ontario Building Code, municipal zoning by-law, applicable law, agreements and other programs, policies and procedures of the Department.
- Orientate, mentor and train new and existing departmental staff on departmental policies, practices and procedures.
- Display and promote positive Team Player attitudes and actions. This includes positive communications with supervisors and other Town staff regarding ideas and initiatives to enhance workplace and Town services.
- Keep informed on municipal building, plumbing and related matters including legislation, regulations, practices, procedures, etc; to attend seminars, workshops, conferences and courses as required.
- Perform other duties as may be assigned in accordance with corporate objectives.
- Achieve the Provincial Qualifications for categories 3, 4 and 8 of Table 3.5.2.1 of Division C – Part 3 of OBC within a time frame to be determined by the Chief Building Official.

Job Details

Hours of Work: Standard work week (35 hours) with a 1-hour lunch break.

Direct Reports: Chief Building Official

Overtime: Applicable

Driver's License Required: Yes – Class G

Qualifications

- Community College Diploma in Architectural or Engineering Technology or equivalent.
 - Requires certification and registration as a Certified Building Code Official with the Ontario Building Officials Association.
 - Requires Provincial Qualifications related to “ Powers and Duties of a CBO “, “ House “, “ Small Buildings “, “ Plumbing House “, “ Plumbing All Buildings “, “ HVAC House “, “ Building Structural “, “ Building Services “.
 - Requires minimum 5-years related experience.
 - Demonstrate and proven ability related to microcomputer software and administrative systems in a Windows environment.
 - Demonstrate proficiency with the provisions of the Ontario Building Code, National Building Code of Canada, Fire Codes, related Provincial Regulations, CGIS and other related and applicable laws.
 - Requires “people skills “ in dealing with the public and others in the regulatory and building industry.
-

To:	Andrew Farnsworth, Clerk-Administrator MUNICIPALITY OF MAGNETAWAN
From:	Jamie Robinson
Date:	November 28, 2018
Subject:	Cannabis Retail Stores under the Cannabis Licence Act

Recreational cannabis was legalized by the Federal Government on October 17, 2018. The Cannabis Act creates the legal framework for controlling the production, distribution, sale and possession of cannabis across Canada.

On October 17, 2018, the Ontario Government passed Bill 36, the Cannabis Statute Law Amendment Act, 2018 and this legislation also enacted the Cannabis Licence Act, 2018.

The purpose of this memorandum is to provide information to the Municipality of Magnetawan, highlighting a specific deadline under the Cannabis Licence Act relating to a local municipality's ability to opt out of permitting cannabis retail stores in their communities; the deadline being January 22, 2019.

For your consideration, we provide the following information regarding the licensing of Cannabis Retail Stores under the Cannabis Licence Act, 2018:

- Cannabis Retail Facilities are regulated and licensed by the Alcohol and Gaming Commission of Ontario (AGCO).
- Currently only online sales of cannabis are permitted through the Ontario Cannabis Retail Corporation. As of April 1, 2019 brick and mortar retail stores will be permitted in Ontario to purchase products.
- Municipalities do not have the authority to pass by-laws that:
 - Regulate business licensing of Cannabis Retail Stores (Cannabis Licence Act, 2018 s.42 (1)). This is handled by the Province.
 - Regulate the location of retail stores (Cannabis Licence Act, 2018 s.42 (2)). Furthermore, any by-law that has been passed to regulate the location of a retail store, has no effect to the extent that it conflicts with s. 42(2).
- There is currently no cap on the number of physical retail stores to be permitted in a municipality.

- **Municipalities have a 'one-time' opportunity to prohibit cannabis retail stores from being located within the municipality. This is known as 'opting-out' and must be passed by Council resolution no later than January 22, 2019.**
- If a Council resolution is not passed by January 22, 2019, it will be assumed by the Province that the Municipality does not prohibit cannabis retail stores from being located within the municipality.
- Furthermore, municipalities that have chosen to prohibit cannabis retail stores from being located within the municipality, are permitted to later lift the prohibition and permit cannabis retail stores to be located within the municipality. This is known as 'opting-in' and must be passed by Council resolution. At this time, there is no deadline to opt back in, however, once passed, this decision cannot be reversed.
- ACGO automatically refuses any licence applications for proposed cannabis retail stores in municipalities that have opted-out.
- Municipalities that have not 'opted-out' will receive notice from the AGCO of an application for a licence for a cannabis retail store. Municipalities and residents then have 15 days to make written submissions to the AGCO about whether issuance of the retail store authorization is in the public interest.

We would suggest that staff bring a report for Council's consideration providing information about whether there is a desire to opt-out. Given the January 22, 2019 cut-off date, we would recommend that this be brought to Council as soon as possible.

Should you have any questions or if we can provide any further assistance, please do not hesitate to call.

I can be reached at 705-728-0045 x 222



7th Floor, Frost Building South
7 Queen's Park Crescent
Toronto ON M7A 1Y7
Telephone: 416-314-6331

7^e étage, Édifice Frost Sud
7 Queen's Park Crescent
Toronto ON M7A 1Y7
Téléphone: 416-314-6331

November 20, 2018

Dear Head of Council (elect):

Recently, Ontario's Government for the People moved to a new cannabis retail model to meet our key priorities of combatting the illegal market and keeping our children and communities safe.

Today, the Province is beginning the fulfillment of its commitment to provide \$40 million in funding over two years to municipalities to help with the implementation costs of recreational cannabis legalization.

The Ontario Cannabis Legalization Implementation Fund (OCLIF) will be distributed as follows:

- In early January, the first payment of \$15 million will be made to all municipalities on a per household basis, adjusted so that at least \$5,000 is provided to each municipality. This will enable all municipalities to proceed with their planned legalization activities.
- A second payment of \$15 million will then be distributed following the deadline for municipalities to opt-out under the *Cannabis Licence Act*, which is January 22, 2019.
 - Municipalities that have not opted-out as of January 22, 2019 will receive funding on a per household basis, adjusted so that at least \$5,000 is provided to each municipality. This funding will support initial costs related to hosting retail storefronts.
 - Municipalities that have opted-out will receive only a second \$5,000 each.
- The Province is setting aside \$10 million of the municipal funding to address costs from unforeseen circumstances related to the legalization of recreational cannabis, and priority will be given to municipalities that have not opted-out. Further details will be provided at a later date.

.../cont'd

- Finally, if Ontario's portion of the federal excise duty on recreational cannabis over the first two years of legalization exceeds \$100 million, the Province will provide 50 per cent of the surplus only to municipalities that have not opted-out as of January 22, 2019.

Our government is committed to respecting taxpayers and their hard-earned money. We believe municipalities have an obligation to do likewise.

As such, municipalities must use this funding to address the costs that directly relate to the legalization of recreational cannabis. Examples of permitted costs include:

- increased enforcement (e.g. police, public health and by-law enforcement, court administration, litigation);
- increased response to public inquiries (e.g. 311 calls, correspondence);
- increased paramedic services;
- increased fire services; and
- by-law / policy development (e.g. police, public health, workplace safety policy).

Lower-tier and upper-tier municipalities will receive a 50/50 split of the allocation. The household numbers will be split between the upper- and lower-tier, and the allocation calculated accordingly. Decisions to adjust the split in allocation and transfer funding can be made at the local level as needed. Upper-tier municipalities will receive funding in relation to opt-out decisions made by the lower-tier municipality.

The Deputy Minister of Finance will write to your Treasurer with further details on the administration of this funding and attach each municipality's specific allocation notice.

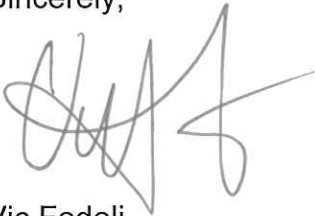
To assess the impact of the funding, the Association of Municipalities of Ontario and the City of Toronto have been asked to work with the Ministry of Finance to establish a process by which a sample group of municipalities can assess the use and impact of these funds. More information on this process will be provided at a later date.

Our government is committed to building a retail system for cannabis sales that will help eliminate the illegal market and is safe and reliable with rules that keep cannabis out of the hands of children and youth, while keeping our roads safe. Complementary to this municipal funding, the Province continues to do the following:

- Increase the capacity of law enforcement to help detect drug impaired driving through training. The Province has also created a specialized legal team to support drug impaired driving prosecutions, increased capacity at the province's Centre of Forensic Sciences, and has created a Cannabis Intelligence Coordination Centre.
- Support local boards of health (public health units) by providing a suite of tools and resources for enforcement of the *Smoke-Free Ontario Act, 2017*, which includes rules for smoking and vaping of cannabis.
- Conduct an integrated public awareness campaign to communicate the rules and regulations for recreational cannabis and educate Ontarians about the health and safety measures in place to protect them.

We appreciate the efforts of municipalities in the implementation of the federal government's legalization of cannabis and look forward to continuing to work together.

Sincerely,



Vic Fedeli
Minister of Finance

- c: The Honourable Caroline Mulroney, Attorney General
The Honourable Steve Clark, Minister of Municipal Affairs and Housing
Paul Boniferro, Deputy Attorney General
Greg Orencsak, Deputy Minister of Finance
Laurie LeBlanc, Deputy Minister of Municipal Affairs and Housing
Renu Kulendran, Ontario Legalization of Cannabis Secretariat, Ministry of Attorney General
Nicole Stewart, Executive Lead, Cannabis Retail Implementation Project, Ministry of Finance
Kate Manson-Smith, Assistant Deputy Minister, Local Government and Planning Policy Division, Ministry of Municipal Affairs and Housing
Dan Miles, Chief of Staff

**Ontario Cannabis Legalization Implementation Fund
2018-19 First Payment - Allocation Notice**



Municipality of Magnetawan

4944

The Ontario Cannabis Legalization Implementation Fund (OCLIF) is provided to municipalities to help with the implementation costs of recreational cannabis legalization.

Funding Allocation	\$5,238
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A Funding Amount based on Number of Households ($A1 \times A2 \div 100$)	\$5,238
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1. Number of Households	2,054
2. Funding Amount per 100 Households	\$255

Notes and Data Sources

A - funding amount is rounded up to the nearest dollar.

A1 - household figures are based on the 2018 returned roll provided by the Municipal Property Assessment Corporation (MPAC).

A2 - represents the funding amount per 100 households for single-tier municipalities.

Dave Villard
Pebble Beach Aggregates
76 Pebble Beach Drive,
Callander, Ontario
Canada. P0H 1H0

cc:
Sid Larson,
Ministry of Natural Resources and Forestry
Parry Sound District Office
7A Bay Street,
Parry Sound, Ontario
Canada. P2A 1S4

Re: Application for Aggregate Licence, Croft Township, District of Parry Sound

November 29, 2018

Dear Mr. Villard,

I am writing on behalf of the Corporation of the Municipality of Magnetawan with comment regarding the 1895507 Ontario Inc. application for aggregate license on Part Lot 19, Concession 3, Geographic Township of Croft, now in the Municipality of Magnetawan.

1. Hours of Operation

The subject lands are located adjacent to lands zoned Shoreline Residential, and these adjacent lands are used primarily as seasonal cottages. To address the potential conflict over noise that may arise between seasonal residents and aggregate operations (i.e., reasonable enjoyment of natural environment), the Municipality requests that the hours of operation be amended to the following:

- Monday to Friday: 7:00 AM to 7:00 PM
- Saturday and Sunday: 8:00 AM to 5:00 PM



2. Haul Route Entrance

The proposed haul route enters onto the year-round, Municipally-maintained Ahmic Lake Road, and neither the entrance nor the road at the entrance are designed to support the new use.

It is the opinion of the Municipality that the proposed aggregate operation constitutes a new use of the existing entrance. Magnetawan By-law 2004-12 (*Regulate Entrances*) is attached hereto, and Section 4.1 requires the change in use to be authorized by an entrance permit.

Section 5 of By-law 2004-12 sets out the Municipality's authority, as exercised by the Public Works Superintendent, to determine the type of work required to ensure the safety of the public and of Municipal roadways. Preliminary comments from the Public Works Superintendent detailing the work required to improve the entrance are attached hereto.

The Municipality requests that, prior to the issuance of an aggregate licence, the applicant be required to apply for a new entrance permit and enter into an agreement with the Municipality regarding the haul route and entrance.

Thank you for your consideration of our comments. I can be reached by telephone or email for clarification or further discussion.

Sincerely,



Andrew Farnsworth
Clerk-Administrator
clerk@magnetawan.com
(705) 387-3947



DEC 11 2018

**1895507 ONTARIO INC.
BOX 44, 277 NIPISSING RD S.
MAGNETAWAN, ONTARIO
P0A 1P0**

December 8, 2018

Corporation of the Municipality of Magnetawan
Box 70
Magnetawan, Ontario
P0A 1P0

Attention: Andrew Farnsworth, Clerk-Administrator
Mayor and Council members

Dear Sirs:

Re: Entrance at 1516 Ahmic Lake Road


This letter is in response to your email of December 5, 2018 requesting me to apply for a new entrance permit to reflect a change in use. I respectfully disagree that the company's aggregate operations constitutes a change in use of this entrance.

The existing entrance to the pit has existed for years. It provided access to the pit when it was operated by the previous owners of the property, Isla and Earl Wager. The entrance was gated by them and continues to be gated, to keep people from trespassing and accessing the pit. We quickly realized that this entrance was chosen by the Wagers to access the pit instead of turning out of an entrance onto the narrow Lost Forest Park Lane and then turning out again onto Ahmic Lake Road due to the great number of cottages and trailer site owners using it to access their properties at Lost Forest Park.

When the MNR was examining the existing pits in the municipality prior to the aggregates act coming in, Mrs. Wager ensured the property was zoned extractive because it was being used as such. Due to failing health, she did not carry on with the process of applying for an aggregate license. After Mrs. Wager passed away, her sons subsequently sold the property and moved away and that is when my company began the process of applying for a class B aggregate license. At that time, I went in and discussed my intent with the former clerk administrator, Roger Labelle and he stated that as the extractive zoning was already in place for the property, the license process fell under the jurisdiction of the MNRF only.

Since my company's application is for a class B aggregate license only, which is limited to sand fill material and not a class A licensed pit such as Fowlers and Carrs, the traffic will not be anywhere near the volume of traffic of those pits, t I do agree with the public works superintendent's comments that warning signage for reduced speed along with trucks entering is a good idea and would gladly contribute towards his estimated cost of \$500.00.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Mark Langford". The signature is written in a cursive style with a large, sweeping initial "M".

Mark Langford

C:\worddoc\municltr189#copitentrance

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2019 - 01

Being a By-law to establish penalty and interest charges

WHEREAS Section 345 of the *Municipal Act, 2001, S.O 2001, C.25*, as amended, provides that a Municipality may impose penalties and interest on unpaid and overdue taxes;

AND WHEREAS overdue taxes are those taxes that have been levied and are due and unpaid;

NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan hereby enacts as follows:

1. Penalty Charges

A penalty charge shall be imposed on overdue taxes at the rate of 1.25% per month (15% per annum) to be effective from the first date of default to the last day of the current year.

2. Interest Charges

Interest charges at the rate of 1.25% per month (15% per annum) shall be payable on the unpaid taxes after the first year.

3. Due Dates for Tax Payments

Taxes are payable in FOUR (4) installments and are due on the last business day of March, June, September, and November of 2019.

READ A FIRST, SECOND, AND THIRD TIME, passed, signed and the Seal of the Corporation affixed hereto, this 9th day of January, 2019.

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**

Mayor

Clerk-Administrator

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2019 - 02

Being a By-law to authorize borrowing for current expenditures for 2019

WHEREAS Section 407 of *the Municipal Act, 2001, S.O 2001, C.25*, as amended, provides that a municipality may at any time during a fiscal year authorize temporary borrowing, until the taxes are collected and other revenues are received, of the amounts that the municipality considers necessary to meet the expenses of the municipality for the current year and of the amounts, whether or not they are expenses for the year, that the municipality requires in the year.

AND WHEREAS Section 407 (2) of *the Municipal Act, 2001, S.O 2001, C.25*, as amended, limits the total amount that may be borrowed from all sources at any one time, except with the approval of the Ontario Municipal Board.

NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan hereby enacts as follows:

1. Borrowing By-law

The signing authorities of the Corporation of the Municipality of Magnetawan are hereby authorized to borrow from time to time of promissory note or bankers' acceptance during the year 2019 (current year) such amounts as may be necessary to meet, until the taxes are collected and until other revenues are received, the current expenditures of the Municipality and other amounts that are stated in Section 407 (1) of *the Municipal Act, 2001, S.O 2001, C.25*, as amended.

2. Instruments

A promissory note or bankers' acceptance made under Section 1 of this By-law shall be signed by the Treasurer and by the Head of Council or other such person authorized by By-law.

3. Lenders

The Lenders from whom amounts may be borrowed under the authority of this By-law shall be the Kawartha Credit Union Limited, and other such tender(s) and reserve funds of the Municipality as may be determined from time to time by Council resolution.

4. Limit on Borrowing

Except with approval of the Ontario Municipal Board, the total amount borrowed at any one time plus any outstanding amounts of principal borrowed and accrued interest shall not exceed:

- a) from January 1 to September 30 in the year, fifty per cent (50%) of the total estimated revenues of the Municipality as set out in the budget adopted for the year.
- b) from October 1 to December 31 in the year, twenty-five per cent (25%) of the total estimated revenues of the Municipality as set out in the budget adopted for the year.

For the purposes of this By-law, the estimated revenues of the Municipality shall not include revenues derived from or derivable from:

- any borrowing, including any issue of debentures;
- a surplus, including arrears of taxes, fees, or charges; or
- a transfer from the capital fund, reserves, or reserve funds.

5. Borrowing Documents Required

At the time any amount is borrowed under this By-law, the Treasurer shall ensure that the Lender is or has been furnished with a certified copy of this By-law, a certified copy of the resolution mentioned in Section 3 determining the Lender, if applicable, and a certified copy of the estimates of the Municipality adopted for the current year and also showing the total of any amounts borrowed from any and all sources under authority of Section 407 of *the Municipal Act, 2001, S.O 2001, C.25*, as amended.

6. Pending Adoption of the Budget

Until the budget is adopted in the current year, the limits upon borrowing under Section 407 (2) of *the Municipal Act, 2001, S.O 2001, C.25*, as amended, shall be calculated temporarily using the estimated revenues of the Municipality, as adopted in the previous year's budget.

7. Directive to Treasurer

The Treasurer is authorized and directed to apply in payment of any or all amounts borrowed under this By-law together with interest, any or all of the funds collected or received, either on account or realized in respect of the taxes levied for the current year and preceding years, or from any other source that may be applied under prevailing legislation for such purpose.

8. Effective Date

This By-law shall come into effect retroactive the 1st day of January, 2019

READ A FIRST, SECOND, AND THIRD TIME, passed, signed and the Seal of the Corporation affixed hereto, this 9th day of January, 2019.

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**

Mayor

Clerk-Administrator

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW 2018 –

Being a By-law to stop up, close and sell part of the Original Road Allowance between Concessions A and B in front of Lot 97, being Part 1, Plan 42R-21102, Municipality of Magnetawan, District of Parry Sound.

(Marshall-Young)

LEGISLATION

WHEREAS pursuant to Section 27(1) of the *Municipal Act, S.O. 2001, c. 25*, as amended, municipalities are given authority over highways within their jurisdiction;

AND WHEREAS the Original Road Allowance which is the subject matter of this By-law is within the jurisdiction of this Municipality;

AND WHEREAS pursuant to the Municipality's Procedures for Public Notice By-law No. 2016-12, the Clerk of this Corporation did cause a Notice of the proposed By-law to be published in accordance with requirements of the said By-law.

BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN AS FOLLOWS:

1. **Stop Up and Close** – This Council does hereby stop up and close to vehicular and pedestrian traffic the lands described in Schedule “A”.
2. **Surplus Property** - The said lands described in Schedule “A” are declared to be surplus to the requirements of this Municipality.
3. **Authorization for Sale** – This Council does hereby authorize the sale of the said lands described in Schedule “A” at the consideration of **\$1,778.20**.
4. **Easements** – This Council does hereby authorize the transfer of such easements over the lands described in Schedule “A” attached hereto as may be required by utility providers.
5. **Sale of Land By-law** – Compliance with the Notice provisions of Public Notice By-law 2016-12, will be deemed to be in compliance with the Notice provisions of this Municipality's Sale of Land By-law 2006-11.
6. **Execution of Documents** –
 - a) **If Paper Registration**
The Mayor and the Clerk are hereby authorized to execute all documents for paper registration (including public utility easements, if any) in connection with the closing and subsequent transfer of title to the lands described in Schedule “A”.
 - b) **If Electronic Registration**
The Clerk is hereby authorized for or on behalf of the Municipality to execute, for the Municipal Solicitor an “Acknowledgment and Direction” authorizing the Municipal Solicitor to complete the Electronic Registration for any required easements, and the subsequent transfer of title relating to the lands described in Schedule “A”.

7. **Clerk's Affidavit** - There shall be attached to this By-law, as Schedule "B", an affidavit by the Clerk of this Corporation, setting out:
- a) the procedures taken for the giving of Notice pursuant to By-law 2016-12 and;
 - b) the procedures taken for notice to Public Utilities and applicable Government Departments or Ministries.

READ A FIRST AND SECOND TIME THIS DAY OF , 2018.

READ A THIRD TIME AND FINALLY PASSED THIS DAY OF , 2018.

THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN

Sam Dunnett, Mayor

c/s

Andrew Farnsworth, Clerk

DRAFT

SCHEDULE "A"

Part of the Original Road Allowance between Concessions A and B in front of Lot 97, being Part 1,
Plan 42R-21102, Municipality of Magnetawan, District of Parry Sound

BY-LAW CERTIFICATION

CERTIFIED to be a true copy of By-law _____, and that such By-law is in full force and effect.

Dated at the Municipality of Magnetawan, this the _____ day of _____, 2018

Andrew Farnsworth, Clerk c/s

DRAFT

SCHEDULE "B"

THIS IS SCHEDULE "B" TO BY-LAW 2018- _____ FOR THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN.

CLERK'S AFFIDAVIT - NOTICE

I, Andrew Farnsworth, Clerk of the Municipality of Magnetawan, make oath and say as follows:

1. This Deponent
I am the Clerk of the Corporation of the Municipality of Magnetawan and as such, have knowledge of the facts hereinafter deposed to.
2. Publication and Posting
Pursuant to By-law 2016-12, I did cause Notice of Council's intention to consider a By-law to stop up, close and sell that parcel of land described in Schedule "A" to be published as follows:

 Public Posting - posted on the Municipal website and at the Municipal Office at least seven (7) days prior to consideration of the matter by Council;
3. Grace Period
This By-law was passed by Council more than seven (7) days after the posting.
4. Copy of Notice
Attached to this my Affidavit as Exhibit "A" is a copy of the actual Notice as it was posted.
5. Additional Notification
Notice of the proposed road closing was sent to Hydro One Networks Inc., Bell Canada, Public Works Canada and Lakeland Power Distribution Ltd. and they have advised that they do not have any interest in the subject lands.
6. Procedure
To the best of my knowledge, the closing and selling procedures taken by this Municipality have been in accordance with the Municipality's Public Notice and Sale of Land By-laws.
7. Public
The proposed by-law came before Council at its regular meeting on the _____ day of _____, 2018 and at that time, no person made any claim that the effect of the By-law would be to deprive them of the right of motor vehicle access to or from their land, and that all persons who applied to be heard, were heard.

SWORN before me at the _____)
Municipality of Magnetawan)
this the _____ day)
of _____, 2018.)

Andrew Farnsworth, Clerk

A Commissioner for taking Affidavits, etc.

Name: _____

Title: _____

This is Exhibit "A" to the Affidavit of Andrew Farnsworth, Clerk of The Corporation of the Municipality of Magnetawan.

Posting

DRAFT

This is Exhibit "A" mentioned and referred to in the Affidavit of Andrew Farnsworth

SWORN before me this _____ day of _____, 2018

A Commissioner for Taking Affidavits, etc.

Name: _____

Title: _____

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW 2018 –

Being a By-law to stop up, close and sell part of the Original Shore Road Allowance being Part of Bank Street, Registered Plan 319, being Part 1, Plan 42R-21035, Municipality of Magnetawan, District of Parry Sound.

(Ahmic Maintenance & Storage Ltd.)

LEGISLATION

WHEREAS pursuant to Section 27(1) of the *Municipal Act, S.O. 2001, c. 25*, as amended, municipalities are given authority over highways within their jurisdiction;

AND WHEREAS the Original Shore Road Allowance which is the subject matter of this By-law is within the jurisdiction of this Municipality;

AND WHEREAS pursuant to the Municipality's Procedures for Public Notice By-law No. 2016-12, the Clerk of this Corporation did cause a Notice of the proposed By-law to be published in accordance with requirements of the said By-law.

BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN AS FOLLOWS:

1. **Stop Up and Close** – This Council does hereby stop up and close to vehicular and pedestrian traffic the lands described in Schedule "A".
2. **Surplus Property** - The said lands described in Schedule "A" are declared to be surplus to the requirements of this Municipality.
3. **Authorization for Sale** – This Council does hereby authorize the sale of the said lands described in Schedule "A" at the consideration of **\$1,808.34**.
4. **Easements** – This Council does hereby authorize the transfer of such easements over the lands described in Schedule "A" attached hereto as may be required by utility providers.
5. **Sale of Land By-law** – Compliance with the Notice provisions of Public Notice By-law 2016-12, will be deemed to be in compliance with the Notice provisions of this Municipality's Sale of Land By-law 2006-11.
6. **Execution of Documents** –
 - a) **If Paper Registration**
The Mayor and the Clerk are hereby authorized to execute all documents for paper registration (including public utility easements, if any) in connection with the closing and subsequent transfer of title to the lands described in Schedule "A".
 - b) **If Electronic Registration**
The Clerk is hereby authorized for or on behalf of the Municipality to execute, for the Municipal Solicitor an "Acknowledgment and Direction" authorizing the Municipal Solicitor to complete the Electronic Registration for any required easements, and the subsequent transfer of title relating to the lands described in Schedule "A".

7. **Clerk's Affidavit** - There shall be attached to this By-law, as Schedule "B", an affidavit by the Clerk of this Corporation, setting out:
- a) the procedures taken for the giving of Notice pursuant to By-law 2016-12 and;
 - b) the procedures taken for notice to Public Utilities and applicable Government Departments or Ministries.

READ A FIRST AND SECOND TIME THIS DAY OF , 2018.

READ A THIRD TIME AND FINALLY PASSED THIS DAY OF , 2018.

THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN

Sam Dunnett, Mayor

c/s

Andrew Farnsworth, Clerk

DRAFT

SCHEDULE "A"

Part of the Original Shore Road Allowance being Part of Bank Street, Registered Plan 319, being Part 1 of Plan 42R-21035, Municipality of Magnetawan, District of Parry Sound,.

BY-LAW CERTIFICATION

CERTIFIED to be a true copy of By-law _____, and that such By-law is in full force and effect.

Dated at the Municipality of Magnetawan, this the _____ day of _____, 2018

Andrew Farnsworth, Clerk c/s

DRAFT

SCHEDULE "B"

THIS IS SCHEDULE "B" TO BY-LAW 2018- _____ FOR THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN.

CLERK'S AFFIDAVIT - NOTICE

I, Andrew Farnsworth, Clerk of the Municipality of Magnetawan, make oath and say as follows:

1. This Deponent
I am the Clerk of the Corporation of the Municipality of Magnetawan and as such, have knowledge of the facts hereinafter deposed to.
2. Publication and Posting
Pursuant to By-law 2016-12, I did cause Notice of Council's intention to consider a By-law to stop up, close and sell that parcel of land described in Schedule "A" to be published as follows:

 Public Posting - posted on the Municipal website and at the Municipal Office at least seven (7) days prior to consideration of the matter by Council;
3. Grace Period
This By-law was passed by Council more than seven (7) days after the posting.
4. Copy of Notice
Attached to this my Affidavit as Exhibit "A" is a copy of the actual Notice as it was posted.
5. Additional Notification
Notice of the proposed road closing was sent to Hydro One Networks Inc., Bell Canada, Public Works Canada and Lakeland Power Distribution Ltd. and they have advised that they do not have any interest in the subject lands.
6. Procedure
To the best of my knowledge, the closing and selling procedures taken by this Municipality have been in accordance with the Municipality's Public Notice and Sale of Land By-laws.
7. Public
The proposed by-law came before Council at its regular meeting on the _____ day of _____, 2018 and at that time, no person made any claim that the effect of the By-law would be to deprive them of the right of motor vehicle access to or from their land, and that all persons who applied to be heard, were heard.

SWORN before me at the _____)
Municipality of Magnetawan)
this the _____ day)
of _____, 2018.)

Andrew Farnsworth, Clerk

A Commissioner for taking Affidavits, etc.

Name: _____

Title: _____

This is Exhibit "A" to the Affidavit of Andrew Farnsworth, Clerk of The Corporation of the Municipality of Magnetawan.

Posting

DRAFT

This is Exhibit "A" mentioned and referred to in the Affidavit of Andrew Farnsworth

SWORN before me this _____ day of _____, 2018

A Commissioner for Taking Affidavits, etc.

Name: _____

Title: _____

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW 2018 –

Being a By-law to stop up, close and sell part of the Original Shore Road Allowance being Part of Bank Street, Registered Plan 319, being Part 2, Plan 42R-21035, Municipality of Magnetawan, District of Parry Sound.

(Kennedy)

LEGISLATION

WHEREAS pursuant to Section 27(1) of the *Municipal Act, S.O. 2001, c. 25*, as amended, municipalities are given authority over highways within their jurisdiction;

AND WHEREAS the Original Shore Road Allowance which is the subject matter of this By-law is within the jurisdiction of this Municipality;

AND WHEREAS pursuant to the Municipality's Procedures for Public Notice By-law No. 2016-12, the Clerk of this Corporation did cause a Notice of the proposed By-law to be published in accordance with requirements of the said By-law.

BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN AS FOLLOWS:

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2. **Surplus Property** - The said lands described in Schedule "A" are declared to be surplus to the requirements of this Municipality.
3. **Authorization for Sale** – This Council does hereby authorize the sale of the said lands described in Schedule "A" at the consideration of **\$1,959.03**.
4. **Easements** – This Council does hereby authorize the transfer of such easements over the lands described in Schedule "A" attached hereto as may be required by utility providers.
5. **Sale of Land By-law** – Compliance with the Notice provisions of Public Notice By-law 2016-12, will be deemed to be in compliance with the Notice provisions of this Municipality's Sale of Land By-law 2006-11.
6. **Execution of Documents** –
 - a) **If Paper Registration**
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The Clerk is hereby authorized for or on behalf of the Municipality to execute, for the Municipal Solicitor an "Acknowledgment and Direction" authorizing the Municipal Solicitor to complete the Electronic Registration for any required easements, and the subsequent transfer of title relating to the lands described in Schedule "A".

7. **Clerk's Affidavit** - There shall be attached to this By-law, as Schedule "B", an affidavit by the Clerk of this Corporation, setting out:
- a) the procedures taken for the giving of Notice pursuant to By-law 2016-12 and;
 - b) the procedures taken for notice to Public Utilities and applicable Government Departments or Ministries.

READ A FIRST AND SECOND TIME THIS DAY OF , 2018.

READ A THIRD TIME AND FINALLY PASSED THIS DAY OF , 2018.

THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN

Sam Dunnett, Mayor

c/s

Andrew Farnsworth, Clerk

DRAFT

SCHEDULE "A"

Part of the Original Shore Road Allowance being Part of Bank Street, Registered Plan 319, being Part 2 of Plan 42R-21035, Municipality of Magnetawan, District of Parry Sound,.

BY-LAW CERTIFICATION

CERTIFIED to be a true copy of By-law _____, and that such By-law is in full force and effect.

Dated at the Municipality of Magnetawan, this the _____ day of _____, 2018

Andrew Farnsworth, Clerk c/s

DRAFT

SCHEDULE "B"

THIS IS SCHEDULE "B" TO BY-LAW 2018- _____ FOR THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN.

CLERK'S AFFIDAVIT - NOTICE

I, Andrew Farnsworth, Clerk of the Municipality of Magnetawan, make oath and say as follows:

1. This Deponent
I am the Clerk of the Corporation of the Municipality of Magnetawan and as such, have knowledge of the facts hereinafter deposed to.
2. Publication and Posting
Pursuant to By-law 2016-12, I did cause Notice of Council's intention to consider a By-law to stop up, close and sell that parcel of land described in Schedule "A" to be published as follows:

 Public Posting - posted on the Municipal website and at the Municipal Office at least seven (7) days prior to consideration of the matter by Council;
3. Grace Period
This By-law was passed by Council more than seven (7) days after the posting.
4. Copy of Notice
Attached to this my Affidavit as Exhibit "A" is a copy of the actual Notice as it was posted.
5. Additional Notification
Notice of the proposed road closing was sent to Hydro One Networks Inc., Bell Canada, Public Works Canada and Lakeland Power Distribution Ltd. and they have advised that they do not have any interest in the subject lands.
6. Procedure
To the best of my knowledge, the closing and selling procedures taken by this Municipality have been in accordance with the Municipality's Public Notice and Sale of Land By-laws.
7. Public
The proposed by-law came before Council at its regular meeting on the _____ day of _____, 2018 and at that time, no person made any claim that the effect of the By-law would be to deprive them of the right of motor vehicle access to or from their land, and that all persons who applied to be heard, were heard.

SWORN before me at the _____)
Municipality of Magnetawan)
this the _____ day)
of _____, 2018.)

Andrew Farnsworth, Clerk

A Commissioner for taking Affidavits, etc.

Name: _____

Title: _____

This is Exhibit "A" to the Affidavit of Andrew Farnsworth, Clerk of The Corporation of the Municipality of Magnetawan.

Posting

DRAFT

This is Exhibit "A" mentioned and referred to in the Affidavit of Andrew Farnsworth

SWORN before me this _____ day of _____, 2018

A Commissioner for Taking Affidavits, etc.

Name: _____

Title: _____

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN
BY-LAW NO. 2019-09

**Being a By-law to confirm the proceedings of Council at the regular meeting of
December 12, 2018 and the special meeting of December 19, 2018.**

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 meetings set out below 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 By-law:

- 1.1. Regular Meeting of Wednesday, December 12, 2018
- 1.2. Special Meeting of Wednesday, December 19, 2018

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 9th day of January, 2019

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**

Mayor

Clerk-Administrator



7th Floor, Frost Building South
7 Queen's Park Crescent
Toronto ON M7A 1Y7
Telephone: 416-325-0400
Facsimile: 416-325-0374

7^e étage, Édifice Frost Sud
7 Queen's Park Crescent
Toronto ON M7A 1Y7
Téléphone: 416-325-0400
Télécopieur: 416-325-0374

December 21, 2018

Dear Head of Council:

We are writing to provide you with an update on the 2019 Ontario Municipal Partnership Fund (OMPF).

Firstly, congratulations on your new office term. Our government knows that one of the first priorities for your new council is setting your 2019 budget. The Association of Municipalities of Ontario (AMO) along with a number of individual municipalities have asked for information about the 2019 OMPF to support budget planning.

Like many of my colleagues in the Legislature, as former municipal representatives, we understand the importance of this information. Let me assure you, we are committed to getting you the details of your 2019 OMPF allocation as soon as possible.

As outlined in November's *2018 Ontario Economic Outlook and Fiscal Review*, our government wants to ensure that the vital services people rely on like health and education are available to individuals and families for generations to come. This is why our top priority is putting the Province's fiscal house in order.

As you know, the Province's financial challenge is massive. We inherited a \$15 billion deficit and over a third of a trillion dollars in net debt. The previous government was spending more than \$40 million more a day than they took in.

This is simply unsustainable. This is why we are making every effort to restore fiscal balance to the Province.

Ernst and Young, who conducted a line-by-line-review of Ontario's spending, confirmed in its report *Managing Transformation — A Modernization Action Plan for Ontario* that the growth in transfer payments and other provincial supports are key contributors to the province's mounting debt. Getting this spending under control is why we are undertaking a detailed review of all transfer payments, including those to municipalities.

We must continue to support municipalities in a way that is sustainable and responsible. To achieve this, we are reviewing the OMPF — which is why details of OMPF allocations will be released later than in past years.

.../cont'd

We will be looking to you, our municipal partners, to help us with the challenge that lies ahead — as we look to drive efficiencies and value-for-money in all of our transfer payments, including the OMPF. While we all will be operating within a smaller funding envelope, we want to work with you to return the program to what it was initially intended to do — support the Northern and rural municipalities that need it the most.

As part of the OMPF review, we will seek your feedback on how best to renew the program. We will work through AMO and the recently signed joint Memorandum of Understanding (MOU). This agreement is a foundation of our relationship. The AMO MOU table has been an important forum for discussing and receiving your input on financial matters. I also understand that there has been a staff working group that has provided valuable feedback on the OMPF in the past. Ministry officials have been asked to engage with this group early in the New Year.

Again, we want to provide you with 2019 OMPF allocations as soon as possible. We are working to complete the review early in 2019.

Since coming into office, our government has taken a number of actions to support municipalities. These include introducing legislation to address two critical issues in Ontario's firefighting sector: fairness for professional firefighters and the efficiency of the interest arbitration system. In addition, we have committed to providing municipalities \$40 million over two years to help with the implementation costs of recreational cannabis legalization. In addition, if Ontario's portion of the federal excise duty on recreational cannabis over the first two years of legalization exceeds \$100 million, the province will provide 50 percent of the surplus only to municipalities that have not opted-out as of January 22, 2019. We are also working to reduce the significant red tape burden municipalities face.

These are important initiatives that will make life better for the people of Ontario.

We respect our municipal partners, and are committed to working constructively with all local governments to find smarter and more efficient ways to make life better for our communities.

Sincerely,



Vic Fedeli
Minister of Finance

- c: The Honourable Steve Clark, Minister, Municipal Affairs and Housing
Greg Orencsak, Deputy Minister, Ministry of Finance
Laurie LeBlanc, Deputy Minister, Ministry of Municipal Affairs and Housing
Jamie McGarvey, President, Association of Municipalities Ontario

Ministry of Finance **Ministère des Finances**
Office of the Deputy Bureau du sous-ministre
Minister
Frost Building South, 7th Édifice Frost Sud 7e étage,
Floor 7 Queen's Park Crescent
7 Queen's Park Crescent Toronto, ON M7A 1Y7
Toronto, ON M7A 1Y7
Tel (416) 325-0420 Tél 416-325-0420
Fax (416) 325-1595 (416) 325-1595



November 26, 2018

Dear Treasurer:

Re: Ontario Cannabis Legalization Implementation Fund

In his November 20, 2018 letter to Heads of Council (elect), the Minister of Finance announced funding for all municipalities through the Ontario Cannabis Legalization Implementation Fund ("Fund"). This Fund will provide \$40 million in funding over two years to municipalities across Ontario to help with the implementation costs of recreational cannabis legalization.

This letter sets out the terms and conditions of receiving money under the Fund.

1. First Payment of Funds

For the first payment in January, the Province will distribute \$15 million of the Fund between all municipalities based on the following:

- 2018 MPAC Household numbers
- 50/50 split in household numbers between lower- and upper-tier municipalities
- Adjustments to provide at least \$5,000 to each municipality

Municipalities will receive a first payment in the amount set out in the attached allocation notice.

2. Second Payment of Funds

For the second payment, the Province will distribute \$15 million of the Fund between all municipalities based on the following:

- If a municipality has not opted-out of hosting private retail stores in accordance with *Cannabis Licence Act*, it will receive funding based on the 2018 MPAC household numbers, adjusted so that at least \$5,000 is provided to each municipality.

.../cont'd

- If a municipality has opted-out of hosting private retail stores in accordance with the *Cannabis Licence Act*, it will receive a maximum amount of \$5,000. Please note that if a municipality opts-out by January 22, 2019, and opts back in at a later date, that municipality will not be eligible for additional funding.

Municipalities will receive a second payment based on the above criteria. The Province will send an allocation notice to municipalities setting out the amount of the second payment by March 2019.

The amount of the Fund allocated to each municipality in Ontario will be posted at www.fin.gov.on.ca/en/budget/oclif/ in December.

3. Use of Funds

Municipalities must use the money they receive from the Fund solely for the purpose of paying for implementation costs directly related to the legalization of cannabis.

Examples of permitted costs include:

- Increased enforcement (e.g., police, public health and by-law enforcement, court administration, litigation)
- Increased response to public inquiries (e.g., 311 calls, correspondence)
- Increased paramedic services
- Increased fire services
- By-law / policy development (e.g., police, public health, workplace safety policy)

Municipalities must not use the money they receive from the Fund to pay for:

- Costs that have been, or will be, funded or reimbursed by any other government body, or third party
- Costs not related to cannabis legalization

4. Transfer of Funds Within Upper-Tier and Lower-Tier Municipalities

Upper-tier municipalities and lower-tier municipalities may transfer any money that they receive from the Fund between each other. Despite any transfer of money that may occur under this section, municipalities remain responsible for ensuring compliance with the terms and conditions of this letter with respect to the transferred money.

.../cont'd

5. Funding Assessment

To assess the impact of this funding, the Province has requested that the Association of Municipalities of Ontario and the City of Toronto work with the Ministry of Finance to establish a process by which a sample group of municipalities will provide information on use of funds and impact of funding. More information will be available as this process is developed.

If municipalities are asked to provide information on the use of the money received under the Fund and impact of such funding, they must provide the information requested, in a timely manner. As such, municipalities must keep and maintain all records relating to money received from the Fund.

In addition, the Province or any authorized representative or identified independent auditor, may request to review the records or conduct an audit in respect of the expenditure of money a municipality has received from the Fund.

If you have any further questions, please contact:

Cannabis Retail Implementation Project
Ministry of Finance
Email: OCLIF@ontario.ca

Yours sincerely,



Greg Orenszak
Deputy Minister

Attachment

- c. Paul Boniferro, Deputy Attorney General
Laurie LeBlanc, Deputy Minister of Municipal Affairs and Housing
Nicole Stewart, Executive Lead, Cannabis Retail Implementation Project
Allan Doheny, Assistant Deputy Minister, Provincial-Local Finance Division
Renu Kulendran, Ontario Legalization of Cannabis Secretariat, Ministry of
Attorney General

Kate Manson-Smith, Assistant Deputy Minister, Local Government and Planning
Policy Division, Ministry of Municipal Affairs and Housing
Pat Vanini, Executive Director, Association of Municipalities of Ontario



APPENDIX 1

Assessment Change Summary by Property Class

Municipality of Magnetawan

The following chart provides a comparison of the total assessment for the 2016 base years, as well as a comparison of the assessment change for 2018 and 2019 property tax year by property class.

Property Class/Realty Tax Class	2016 Full CVA	2018 Phased-in CVA	2019 Phased-in CVA	Percent Change 2018 to 2019
R Residential	675,362,700	657,260,552	666,311,626	1.4%
M Multi-Residential	513,000	414,000	463,500	12.0%
C Commercial	6,497,000	6,419,689	6,458,345	0.6%
X Commercial (New Construction)	1,441,600	1,441,600	1,441,600	0.0%
I Industrial	352,100	324,783	338,441	4.2%
F Farm	7,104,300	5,199,302	6,151,800	18.3%
T Managed Forests	5,549,300	4,862,776	5,206,042	7.1%
(PIL) R Residential	737,100	680,700	708,900	4.1%
(PIL) C Commercial	1,120,600	1,102,050	1,111,325	0.8%
(PIL) H Landfill	3,500	3,500	3,500	0.0%
E Exempt	8,975,000	8,680,000	8,827,500	1.7%
TOTAL	707,656,200	686,388,952	697,022,579	1.5%



APPENDIX 2

Assessment Base Distribution Summary by Property Class Municipality of Magnetawan

The following chart provides a comparison of the distribution of the total assessment for the 2016 base year, and the 2018 and 2019 phased-in assessment which includes the percentage of the total assessment base by property class.

Property Class/Realty Tax Class	2016 Full CVA	Percentage of Total 2016 CVA	2018 Phased-in CVA	Percentage of Total 2018 CVA	2019 Phased-in CVA	Percentage of Total 2019 CVA
R Residential	675,362,700	95.4%	657,260,552	95.8%	666,311,626	95.6%
M Multi-Residential	513,000	0.1%	414,000	0.1%	463,500	0.1%
C Commercial	6,497,000	0.9%	6,419,689	0.9%	6,458,345	0.9%
X Commercial (New Construction)	1,441,600	0.2%	1,441,600	0.2%	1,441,600	0.2%
I Industrial	352,100	0.0%	324,783	0.0%	338,441	0.0%
F Farm	7,104,300	1.0%	5,199,302	0.8%	6,151,800	0.9%
T Managed Forests	5,549,300	0.8%	4,862,776	0.7%	5,206,042	0.7%
(PIL) R Residential	737,100	0.1%	680,700	0.1%	708,900	0.1%
(PIL) C Commercial	1,120,600	0.2%	1,102,050	0.2%	1,111,325	0.2%
(PIL) H Landfill	3,500	0.0%	3,500	0.0%	3,500	0.0%
E Exempt	8,975,000	1.3%	8,680,000	1.3%	8,827,500	1.3%
TOTAL	707,656,200	100%	686,388,952	100%	697,022,579	100%

DEC 10 2018



▶ **A message from the president**



Add your voice to FCM in 2019-2020

Dear Mr. Andrew Farnsworth,

The Federation of Canadian Municipalities is the national voice of Canada's local governments. We bring municipal priorities to the federal government. FCM members get exclusive access to valuable resources that help you strengthen your community. Together, we've made history for local governments of all sizes, in every region of Canada. And we're just getting started.


Join FCM today and the Municipality of Magnetawan can be a part of it. Enclosed, please find your member fee quote for 2019-2020 so you can join your municipal colleagues in building a better Canada.

For FCM, partnership is everything. For instance, our deepening partnership with the federal government is delivering unprecedented gains for municipalities—from historic new infrastructure investments to the national housing strategy. But the partnership that matters most is the one with local governments like yours.

FCM brings together nearly 2,000 municipalities of all sizes, representing more than 90 percent of all Canadians. The fact is, our strength lies in this strong and united voice. It's our united voice that's changing how Canada works. That's why your membership is so important.

Turn this page over to read about how FCM is delivering results—and about the crucial year ahead for local governments. To learn more about how joining FCM benefits your municipality, visit fcm.ca/membership.

Imagine a Canada where local leaders have the right tools to build livable and competitive cities and communities. Where the order of government closest to daily life takes its rightful place at the nation-building table. That's the Canada we're ready to build. By joining FCM, you can help shape our shared future.



VICKI-MAY HAMM
Mayor, City of Magog, Quebec
FCM President

► Delivering results for municipalities

Thanks to our growing influence in Ottawa—from policy analysts to cabinet ministers, from opposition leaders to the Prime Minister—we're securing historic new investments in municipal priorities. In the last three years alone, FCM's advocacy has led to Canada's first-ever **national housing strategy** and an unprecedented **\$180 billion federal infrastructure plan**.

FCM also delivers exclusive resources directly to members. Resources like our recent *Municipal Guide to Cannabis Legalization*. And of course, capacity-building expertise and funding delivered

through **FCM's programs** is helping local governments strengthen everything from asset management to climate resilience to Indigenous partnerships.

Our track record with federal governments of all political stripes speaks for itself. In previous years, FCM helped secure milestone gains like the indexed federal Gas Tax Fund and the GST rebate for municipalities. Last year alone, these totalled more than \$3 billion. In fact, **direct transfers to municipalities have nearly tripled since 2005**. That's a direct result of FCM's advocacy.

► Our crucial year ahead

Right now, an important moment is unfolding across the country—a long-overdue conversation about how orders of government should be working together to serve Canadians. **This opens a window of opportunity for us all.**

Every year, municipalities are expected to do more for Canada. From boosting economic growth to tackling climate change to implementing cannabis legalization. We are all embracing this change. But what hasn't changed is the outdated fiscal and legislative framework in which we work. It's time to turn this around.

With the right long-term tools, we can truly unlock our potential as municipalities. That is our message to every national political party heading

into the next federal election—now less than one year away. And to keep our vision front-and-centre, FCM's elected Board of Directors has directed staff to deploy our most intensive pre-election advocacy push ever.

This strategic effort will be fuelled by our members. **Add your voice at this crucial moment by becoming an FCM member today.** Throughout the year, we'll work in partnership with our members to bring local priorities—your priorities—to the national agenda.



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS

TO BECOME A MEMBER SIMPLY
RETURN THIS SECTION ALONG WITH
YOUR PAYMENT

POUR COMPLÉTER VOTRE ADHÉSION,
VEUILLEZ RETOURNER CETTE PARTIE
AVEC VOTRE PAIEMENT

24, rue Clarence Street,
Ottawa, Ontario, K1N 5P3
T. 613-241-5221 F. 613-241-7440

YES! Municipality of Magnetawan wishes to become a member of FCM.

OUI! Municipality of Magnetawan désire devenir membre de la FCM.

Farnsworth, Andrew

Municipality of Magnetawan

P.O. Box 70 4304 Highway 520

Magnetawan, Ontario P0A 1P0

Canada

DATE: 11/03/2018

ACCOUNT/COMPTE: 53569

DUE DATE/DATE LIMIT: 04/01/2019

ITEM/DESCRIPTION	QTY/QTE	RATE/TAUX	SUB-TOTAL / SOUS-TOTAL	HST / TVH	TOTAL
Base fee per your population/ Taux de base selon votre population	1	\$155.00	\$155.00	\$20.15	\$175.15
Per capita dues calculated per your population/Frais de cotisation calculés selon votre population	1390	\$0.1524	\$211.84	\$27.54	\$239.38
			TOTAL	\$47.69	\$414.53

PAYMENT/PAIEMENT

By cheque payable to / Par chèque à l'ordre de:

Federation of Canadian Municipalities

Fédération canadienne des municipalités

HST # / No. de TVH: 11891 3938 RT0001

QST # / No. de TVQ: 1202728231 TQ 0001

By Electronic Funds Transfer/Par transfert électronique de fonds

Royal Bank of Canada (RBC)

90 Sparks St, Ottawa, ON K1P 5T7

Transit Number/Numéro de transit: 00006

Account Number/Numéro de compte: 1006063

accountsreceivable@fcm.ca/comptesrecevables@fcm.ca



FEDERATION
OF CANADIAN
MUNICIPALITIES

FÉDÉRATION
CANADIENNE DES
MUNICIPALITÉS

**Membership Invoice
2019-2020
Facture d'adhésion**

24, rue Clarence Street,
Ottawa, Ontario, K1N 5P3
T. 613-241-5221 F. 613-241-7440

Farnsworth, Andrew

Municipality of Magnetawan

P.O. Box 70 4304 Highway 520

Magnetawan, Ontario P0A 1P0

Canada

DATE: 11/03/2018

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ITEM/DESCRIPTION	QTY/QTE	RATE/TAUX	SUB-TOTAL / SOUS-TOTAL	HST / TVH	TOTAL
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Per capita dues calculated per your population/Frais de cotisation calculés selon votre population	1390	\$0.1524	\$211.84	\$27.54	\$239.38
			TOTAL	\$47.69	\$414.53

December 13, 2018

Re: Value of AMO Membership 2019-2020

You would be right to think of AMO as a highly influential policy development and advocacy organization, but it is so much more. We are also a provider of programs of direct support through our Local Authority Services (LAS). We also advance municipal employer interests in OMERS as your sponsor representative through the Municipal Employer Pension Centre of Ontario (MEPCO). Take a few minutes to look at this [video](#) that speaks to our roles. In the meantime, let me highlight a few of the benefits as I ask you to renew your AMO membership.

In the first 100 days of the new provincial government, our work has resulted in positive changes for municipal government in Ontario. We now have fairer and clearer criteria for municipal governments to argue capacity to pay in fire service negotiations and interest arbitration. We now have full, absolute protection for “doublehatter” firefighters and we have seen the repeal of recent labour laws that would have added costs to municipal governments. We know the Government of Ontario is facing a very big fiscal challenge, one that has it looking at every single funding program, including those that support municipal governments and others in the broader public sector. We know consultations are occurring on development charges, housing and reducing the reporting burden on municipal governments – and that is just in one of many ministries that have an impact on municipalities.

Your membership in AMO gives the sector a seat at the provincial table. It gives us the ability to coordinate municipal governments and tap the talents and front-line knowledge of members on any number of topics. The coming year is going to be a pivotal year – a year when the municipal sector needs a strong, clear and united voice. We are a constant and influential voice at Queen’s Park when it is needed most. Please renew your AMO membership.

OMERS is also a significant policy area if you are an OMERS employer. Take a look at your employer pension contributions – which average 10.7%. It is a significant budget line for your municipality. Even with some solid investment returns, OMERS remains in deficit from the last recession. In addition, the future is going to be more challenging for plan sustainability. OMERS estimates that by the year 2030, the ratio of contributing members to retirees will be 1:1. MEPCO is the municipal employers’ pension voice. Its work is critical to protecting municipal employer interests. Without MEPCO, work on pension issues would be weakened and municipal representation would suffer. Employee-side sponsors are fully supported and resourced by their union associations. Employer sponsors must be fully supported too.

I promise that we will continue our hard work on your behalf in 2019. To do that we need your membership in AMO and MEPCO. The related membership invoices have been mailed to your treasury department for payment. Municipal governments are the frontline of governments. Let us work together in 2019. Best wishes to you, your friends and family, and your community for a happy, safe and festive holiday season.

Yours sincerely,



Jamie McGarvey
President

DEC 10 2018

The Mid North Network for the Coordination
and Development of Adult Learning
1191 Lansing Avenue Unit 1,
Greater Sudbury, ON P3A 4C4
Tel.: 705-806-4774
www.northernliteracy.ca



I would like to take this time to congratulate you on your new appointment as Mayor. As Mayor, you have many responsibilities, including the well-being of your community.

My name is Lorel-Ann Martel and I am the Executive Director of the Mid North Network (MNN). We are one of sixteen support organizations in the province, providing support to the Ministry of Training Colleges and Universities (MTCU) Literacy and Basic Skills (LBS) Program. The MNN supports 48 LBS service providers across the Mid-Northeast.

I wanted to remind you that your community has an invaluable resource. Literacy and Basic Skills plays a critical role in helping Ontarians build the foundational and essential skills needed to further their employment, apprenticeship, post-secondary, secondary or independence goals.

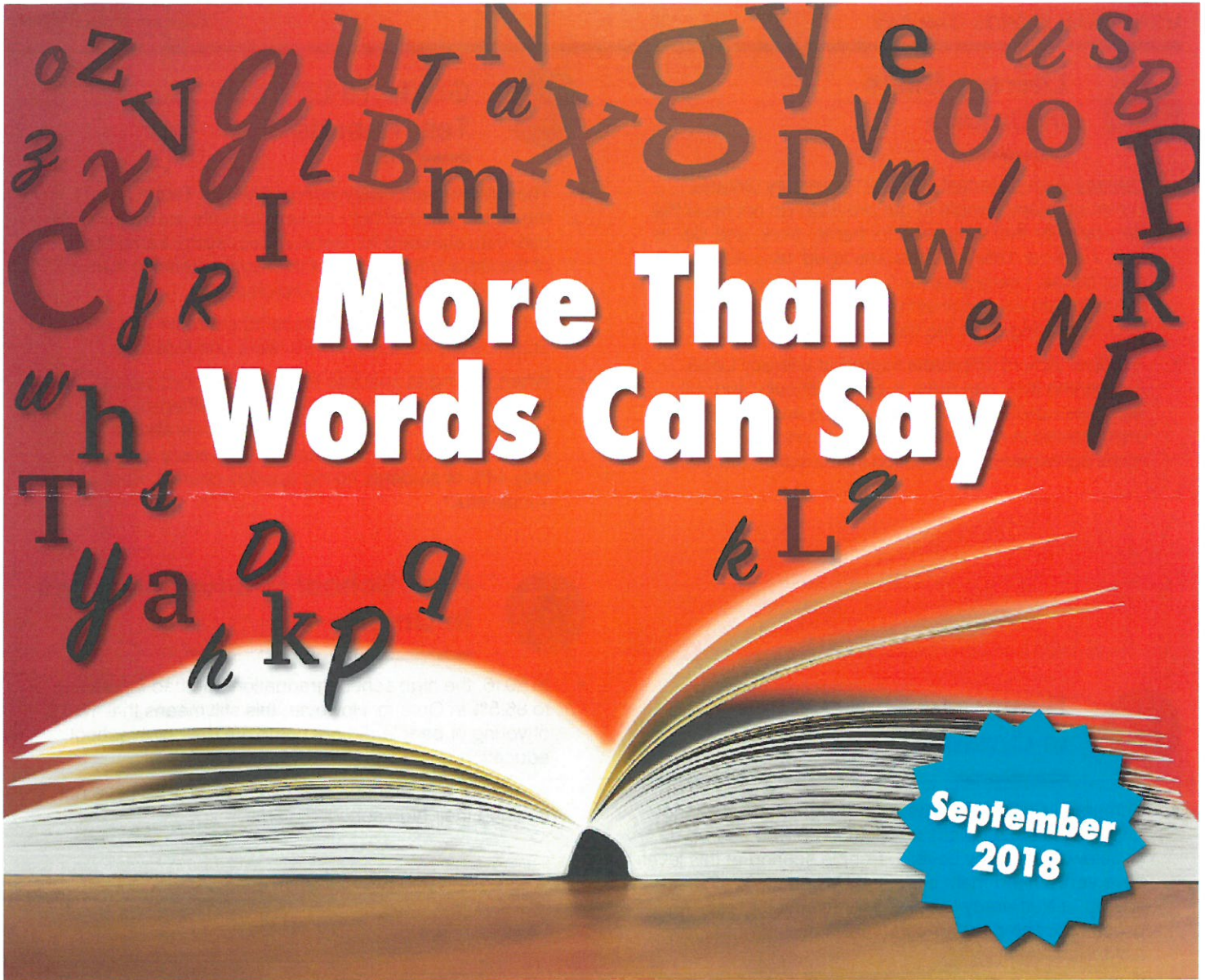
As you know, Canadians are very fortunate, as we have free basic education to Grade 12. Having said that many Canadians face 'literacy issues'. and require support in various areas. The Ontario Adult Literacy Curriculum Framework (OALCF) allows Ontario service providers to support every adult learner in achieving their goals, by creating an individualized plan and placing the learner at the center of that plan. The focus is always on the most direct route to the learners' goals.

I have attached some quick important facts about literacy and should you want to know more about the service providers in our region, please visit our website at www.northernliteracy.ca

I would like to wish you and your community the very best. If I can help in anyway, do contact me by email at mnndirector@vianet.ca.

Sincerely,

Lorel-Ann Martel
The Mid North Network



More Than Words Can Say

September
2018

Literacy: Why it Matters

In celebration of International Literacy Day 2018, Community Literacy of Ontario is pleased to present "Literacy: Why It Matters" to showcase the importance of literacy to our province, and to share the intersections between literacy, health, poverty, employment, the economy, and more. These are issues that matter and they impact Ontario's citizens and our province in profound ways.

1. Literacy Skills
2. Numeracy Skills
3. Poverty
4. Grade 10 Literacy Test
5. High School Graduation
6. Health
7. Employment
8. Jobs of the Future
9. Justice and Corrections
10. Digital Literacy
11. Civic Engagement
12. The Economy



Literacy Skills in Ontario

- Literacy is an essential skill in 21st century Ontario. However, many people in our province do not have the literacy skills that they need for home, work, and life. In fact, 1 in 6 (or 15%) of Ontarians aged 16 to 65 scored at, or below, Literacy Level 1. People scoring at this level struggle with very serious literacy challenges, and have trouble reading even the most basic text.¹
- A further 32% of Ontarians scored at Literacy Level 2, meaning they can read, but with difficulty and will likely have problems with basic forms and directions encountered in everyday life such as employment or rental agreements, medication instructions, and more.¹

“Today I can say I can read and write and no longer do I avoid and hide from the world.”



Numeracy Skills in Ontario

- Numeracy skills are an even more significant challenge for the 22% of Ontarians aged 16 to 65 who scored at, or below, Numeracy Level 1. People scoring at this level have very limited math skills. In addition, 31% of Ontarians scored at Numeracy Level 2. This means that they have difficulty accomplishing commonly needed numeracy tasks.²
- In total, 53% of Ontarians have less than Level 3 numeracy skills. According to Employment and Social Development Canada and the Conference Board of Canada, people require at least Level 3 numeracy skills to function well in modern Canadian society.²

“I can do my own work: grocery shopping, banking and being more independent. In the future I hope to become a great person and also to get a good job.”



Literacy and Poverty

- The relationship between literacy skill level and the likelihood of living in poverty is strong. In Canada, 46% of adults at the lowest literacy levels (Levels 1 and 2) live in low income households.³
- Comparatively, only 8% of adults at the highest literacy levels (Levels 4 and 5) live in low income households.³



Grade 10 Literacy Test Results

- The Ontario Secondary School Literacy Test (OSSLT) measures whether high school students are meeting the minimum standard for literacy. Successful completion of the literacy test is one of the requirements to earn an Ontario Secondary School Diploma.⁴
- In 2016-2017, 81% of all Grade 10 students who wrote the OSSLT were successful; 19% were unsuccessful.⁴
- When looking at success rates in academic versus applied course types, there is a large difference in success with the OSSLT; 92% of students taking academic level courses passed the literacy test, while only 44% of students taking applied courses were successful.⁴



High School Graduation Rates in Ontario

- In 2016, the high school graduation rate had increased to 86.5% in Ontario. However, this still means that 13.5% of young of people did not complete their high school education.^{5,1}
- As well, of all Ontarians aged 25 to 64, 10.4% have not attained their high school diploma.^{5,2}

“In my literacy class, I’m getting the help I’ve always needed. I’m doing better than I ever have in the past. I plan to get my GED and get a better job for myself down the road.”



Literacy and Health

- The impact of low literacy levels on health is a very serious issue. Canadians with the lowest levels of literacy are more than twice as likely to be in poor health compared to Canadians with higher literacy skills.⁶

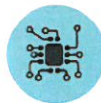
“Since going to a literacy program, it is much easier to cope with life and I don’t know how I survived with the education that I had. I can figure things out for myself and I don’t have to ask so many questions any more.”



Literacy and Employment

- Skills levels are also strongly co-related with successful employment outcomes. Canadians with low literacy skills are more than twice as likely to be unemployed than those with higher level literacy skills.^{7.1}
- Further, educational attainment is strongly related to employment. In 2016, only 55% of Canadians aged 25-64 who did not complete high school were employed. Conversely, the employment rate was 82% for those who had obtained a college or university credential.^{7.2}
- Research has also found that approximately 45% of Canadians in precarious or “no contract” work have not attained an educational credential beyond a high-school diploma.^{7.3}

“Thanks to my new found skills and self-esteem, I feel more capable to go out and find a great job that I am worthy of.”



Jobs of the Future

- People with low literacy skills may be particularly disadvantaged in the labour market of the future. Robotics and artificial intelligence are dramatically changing the workplace and increasing the demand for high-skilled workers.⁸
- While the demand for high-skilled workers is growing (up 19% since 1998, according to Statistics Canada), the need for low-skilled workers is declining (down 11% over the same period).⁸
- Based on Canada’s levels of literacy and numeracy, many Canadians do not currently have the literacy, numeracy and digital skills needed for the jobs of the future.⁸



Literacy, Justice and Corrections

- It is critically important to offer educational programs in Canada’s prisons. Correctional Services Canada reports that approximately 75% of offenders admitted to federal custody had an education level of less than grade 12.^{9.1}
- Correctional Services Canada further notes that when educational programming is provided to inmates, it results in reduced recidivism, better release outcomes, and improved future employment opportunities.^{9.2}



Digital Literacy

- An international survey measured “Problem Solving in a Technology Rich Environment” (PR-TRE). In our province, 44% of Ontarians scored at the lowest levels (at, or below, PR-TRE Level 1), while 38% scored at Level 2 or 3 (the two highest levels), and 18% did not respond to the survey.^{10.1}
- Currently, almost 100% of the population under 45 years of age are using technology and computers. But, even with rising digital literacy, higher literacy skills are still needed to see positive outcomes in life such as self-reported health and political efficacy.^{10.2}



Literacy and Civic Engagement

- Positive political efficacy dramatically rises with increased education and skills. The level of political efficacy was measured by whether people disagree or agree with the statement “People like me don’t have any say about what the government does.”¹¹
- Among Canadians with less than a high-school diploma, just 32% report positive political efficacy, compared to 60% of people who have obtained a bachelor’s degree or higher.¹¹

“Literacy has helped me to read the newspaper. Now I am able to give my own opinions about what is going on in the world.”



Literacy and the Economy

- Higher levels of literacy lead to a stronger Canadian economy, an increased gross domestic product, an enhanced competitive advantage, improved workplace safety, and a more productive workforce.^{12.1}
- Literacy also provides a substantial socio-economic return on investment. There is strong evidence that investment in literacy can benefit the Canadian economy by: reducing costs in areas such as social assistance, healthcare, and justice; and it results in increased productivity and earnings. The 2011 report, From Poverty to Prosperity: Literacy’s Impact on Canada’s Economic Success, placed the annual savings in social assistance alone of raising every Canadian adult to Level 3 literacy at \$542 million.^{12.2}



An Overview of Ontario's Literacy and Basic Skills Program

The evidence is clear. There is a strong need to increase literacy and numeracy levels in Ontario. In response, Ontario's Ministry of Training, Colleges and Universities (MTCU), through Employment Ontario, funds the Literacy and Basic Skills (LBS) program. The program serves adults who want to improve their literacy and numeracy skills to achieve their goals of post-secondary education and training, employment, apprenticeship, secondary school credit, or independence.

The LBS program is delivered by three sectors: community-based agencies, school boards, and colleges. It supports literacy upgrading for adults in four streams: English language, Aboriginal, Francophone, and Deaf. Each of these sectors and streams brings their unique strengths and together they effectively serve the diverse needs of adult literacy learners in Ontario. Literacy instruction is free and is provided through a variety of methods including one-to-one tutoring, small group and classroom instruction, and online learning, via e-Channel.

In order to help adult learners meet their goals, Ontario's literacy agencies work closely with diverse community stakeholders (such as Ontario Works, social services, Employment Services, other education providers, employers, community agencies, and more).

Currently, LBS educators are working collaboratively with MTCU to strengthen Ontario's adult education system. The process has been designed to address many of the issues raised in the LBS evaluation report, including but not limited to enhanced funding, performance management, curriculum design, and rebranding, marketing, and awareness.

For more information about the LBS program:

- Read MTCU's "Overview of Literacy and Basic Skills" www.tcu.gov.on.ca/eng/eopg/programs/lbs.html
- Visit the "Adult Learning" section of MTCU's website to find your local LBS agency and learn more about the Literacy and Basic Skills program www.ontario.ca/page/adult-learning

In "Literacy: Why It Matters", we hope that we've clearly demonstrated that literacy strongly intersects with issues Ontarians care deeply about: employment, health, poverty, the economy, civic engagement, and more.

This publication is freely available on Community Literacy of Ontario's website (www.communityliteracyofontario.ca) along with more detailed sourcing and links to the cited research reports. CLO encourages readers to share "Literacy: Why It Matters" to raise awareness and understanding of this critical issue.

"I went to a literacy program because I was tired of people telling me that I was stupid and that I didn't know anything. I guess I proved them all wrong! I am doing better now and I am proud of myself."



Sources

For more info, visit: www.communityliteracyofontario.ca

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Thinking
beyond
the box

Stewardship Ontario

DEC 31 2018

MAGNETAWAN, MUNICIPALITY OF
PO Box 70
Magnetawan ON
POA 1P0

December 31, 2018

RE: Industry funding for Municipal Blue Box Recycling for the third quarter of the 2018 Program Year

Dear Mayor and Members of Council:

Stewardship Ontario provides payments to municipalities and First Nations equal to 50% of the total net costs incurred by those communities as a result of the Blue Box Program. Payments are made on a quarterly basis. The funding for these payments comes from companies that produce, import and sell packaging and printed paper to Ontario residents.

The Resource Productivity and Recovery Authority (RPR) determined that 2018 payments will be based on a funding obligation of \$124,844,186. This represents an increase of 1% over 2017. RPR is also responsible for setting payments to individual communities. Further details with respect to the RPR Board's determination of the 2018 obligation and the allocation to individual municipalities and First Nations is available on the RPR website (www.rpra.ca/blue-box).

Stewardship Ontario is pleased to provide payments to municipalities and First Nations in accordance with the RPR Board's decision.

Thank you for your ongoing dedication to resource recovery and reutilization.

Sincerely,

David Pearce
Supply Chain Officer
Stewardship Ontario